CITY PLANNING COMMISSION AGENDA

ITEM NOS: 5.A-5.B

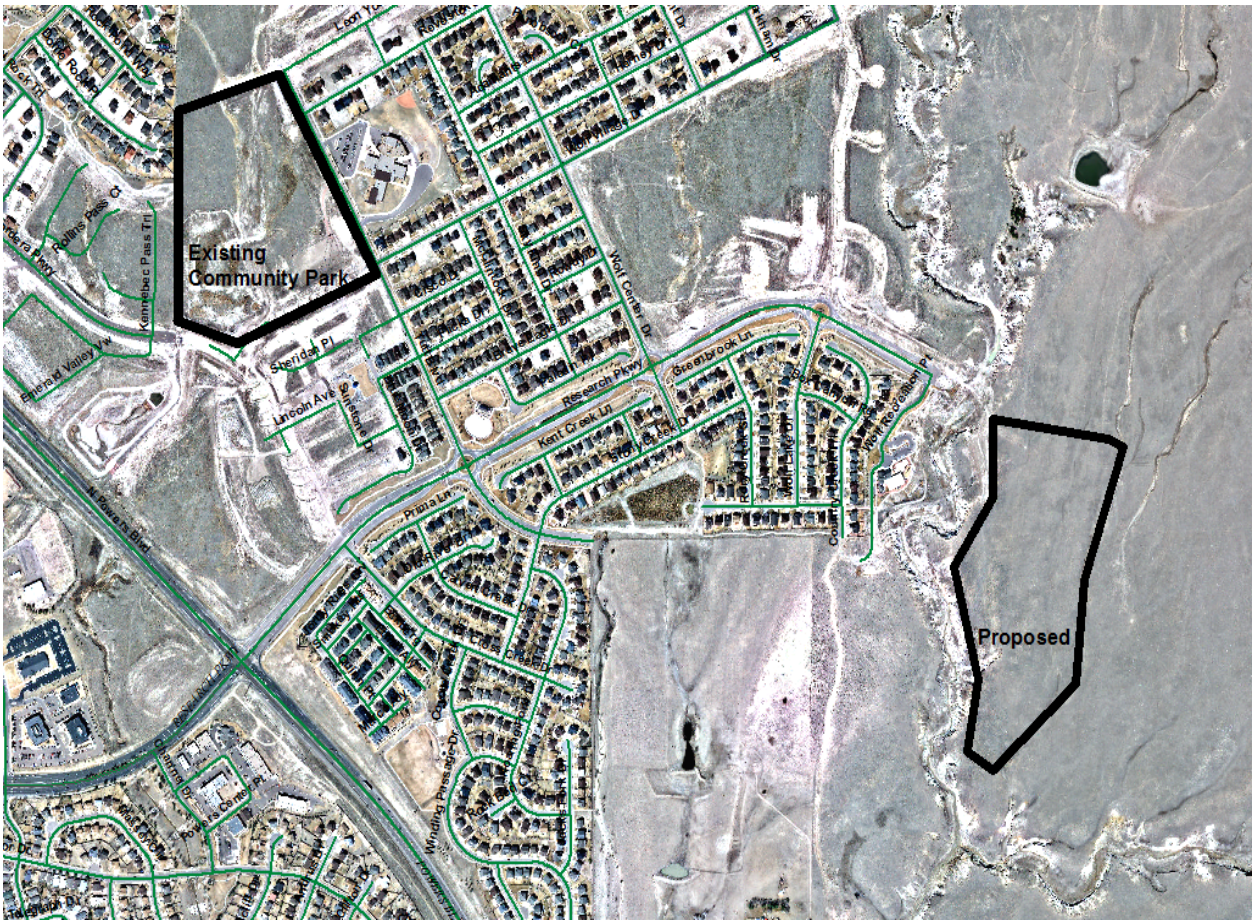
STAFF: MEGGAN HERINGTON

FILE NO(S):
A. - CPC MP 05-00080-A4MJ14 – LEGISLATIVE
B. - CPC PUD 14-00020 – QUASI-JUDICIAL

PROJECT: **VILLAGES VI AT WOLF RANCH**

APPLICANT: **NASS DESIGN ASSOCIATES**

OWNER: **VILLAGES AT WOLF RANCH, LLC**



PROJECT SUMMARY:

1. Project Description: This project includes concurrent applications for a major master plan amendment to the Wolf Ranch Master Plan and a 26-acre development plan. The

property is located east of Powers Boulevard, Wolf Village Drive and Grand Cordera Parkway and north of Tutt Boulevard.

The current Wolf Ranch Master Plan identifies a 26.31-acre community park site near the intersection of Tutt Boulevard and Wolf Village Drive. The major master plan amendment proposes an alternative location for the community park to be located along Cottonwood Creek, just south of Research Parkway and adjacent to the future School District 20 K-12 campus. The amendment also replaces the current community park site with single-family residential density of 3.5 – 7.99 dwelling units per acre, a neighborhood metro district park, and open space/detention pond.

The development plan illustrates the development of 74 single-family lots, as well as the additional metro district park site, open space, wetland/stormwater detention pond, public streets and landscape tracts. **(FIGURE 1)**

Staff is administratively reviewing a final plat that will create the 74 residential lots.

2. Project Statement: **(FIGURE 2)**

3. Planning and Development Department's Recommendation: Staff recommends approval of the applications.

BACKGROUND:

1. Site Address: The site is not currently addressed.
2. Existing Zoning/Land Use: There are no structures on either site. A neighborhood dog park is located on a portion of the existing community park site. The designated stormwater detention area currently exists.
3. Surrounding Zoning/Land Use: North: PUD/Single-family Residential
   South: PUD/Single-family Residential
   East: PUD/Single-family Residential
   West: PUD/Single-family Residential
4. Comprehensive Plan/Designated 2020 Land Use: Both the existing and the proposed park sites are designated as General Residential.
5. Master Plan/Designated Master Plan Land Use: This is a major amendment and changes the designated land use. The general categories are Community Park and Residential C (3.5-7.99 dwelling units per acre).
6. Subdivision: Neither the exiting or the proposed site are platted.
7. Zoning Enforcement Action: None
8. Physical Characteristics: Both sites are relatively flat with no significant natural features. The proposed community park site is adjacent to open space designated as Cottonwood Creek.

STAKEHOLDER PROCESS AND INVOLVEMENT:

The stakeholder process involved posting the property on three occasions and sending postcards to 341 property owners within 1,000 feet of both the current and proposed community park sites. Two neighborhood meetings were held; a pre-application neighborhood meeting was held in November of 2012 and a meeting on March 12, 2014 when the applications were submitted. Approximately 90 neighbors attended each meeting. Concerns included the overall opposition to moving the park, traffic generated by the change of use, promises made by the developer about the location of the park and impacts to property values.

Because the major master plan amendment proposes to move a community park, City Land Use Review staff has worked closely with City Parks staff to evaluate the request. In accordance with Colorado Springs City Code Section 4.1.105, the Parks and Recreation Advisory Board "shall coordinate its work with that of the Colorado Springs Planning Commission so that both shall be working for the accomplishment of the same general purposes with reference to park, trail, open space and recreation development." The park relocation also requires a recommendation to Council from the Parks and Recreation Advisory Board. The Parks and Recreation Advisory Board held a hearing on May 8, 2014 to discuss the request to relocate the community park. The Board recommended approval of the relocation of the park on a 5-1 vote. The hearing minutes, exhibits from the hearing and staff analysis, and letters from neighbors are attached as **FIGURE 3**.

Staff also sent the plans to the standard internal and external review agencies for comments. All comments received from the review agencies have been addressed. Commenting agencies included Colorado Springs Utilities, City Engineering, City Traffic, City Fire, School District 20, Police and E-911, El Paso County Development Services and the Colorado Springs Airport.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Background

   The property that is now Wolf Ranch was annexed in 1982 as part of Briargate. Norwood Development Group purchased the property in 2001. Norwood removed the property from the Briargate Master Plan and created a separate master plan for their ownership. That initial Wolf Ranch Master Plan was formally adopted by City Council in 2002.

   The Wolf Ranch Master Plan has been amended five times in the past 12 years. In 2004 an amendment increased the acreage of Wolf Ranch and the PUD (Planned Unit Development) zoning established for the property. The zoning and the master plan work together to establish land use types and residential density caps. The PUD zoning allows the uses outlined in the master plan to be transferred within the zoning, but no new uses or density can be established without rezoning.

   In 2005 the School District 20 K-12 campus moved from the west side of the master plan to its current location at the southeast corner of the Wolf Ranch Master Plan. Also in 2005, the Parks Board approved Norwood's request to adjust the location of the community park site due to the relocation of the K-12 school campus. Both of these amendments were ultimately approved by City Council.

   Other amendments changed access and made minor changes to land use types; moving and transferring land use categories.

2. Review Criteria / Design & Development Issues:

   Major Master Plan Amendment

   The requested master plan amendment relocates a community park to a location further south and east within the Wolf Ranch Community and adjacent to the future K-12 School Campus. The area of the master plan currently shown as the community park will be replaced with a 3.8-acre neighborhood park, 9.3 acres of wetlands/detention pond/open space and 14.32 acres subdivided into 74 single-family residential lots.

   Because the master plan amendment involves moving a community park, there is significant input from City Park's staff and the Parks and Recreation Advisory Board.

Figure 3 of this staff report is the detailed background on the staff recommendation and the analysis of moving the park based on the parkland service area. Staff conducted a thorough analysis of both the existing and proposed sites; comparing the two based on service area, topography, ease of access and surrounding land uses (to name a few criteria). A summary of the service analysis shows that "A greater number of existing and future residents are projected to live within the service area of the current community park site; however, the proposed park site provides service to more existing and future residents that are not currently being served by other community park sites."

The Parks and Recreation Advisory Board agreed with staff. Comments from board members included that the proposed site has better access and better potential for coordination with the future school campus. Also, moving the site away from residences reduces the number of complaints often received by residents living near a community park and the impacts caused by lighting, traffic, and noise.

City Code Chapter 7 Article 5 outlines criteria for administration of, and procedures related to, the amendment of master plans. This Article recognizes the need for master plan flexibility and that long term planning and consistency must be balanced with the need to amend plans as conditions change. The intent is to permit changes to a master plan that conform to contemporary standards and current codes, policies and plans.

Section 7.5.403(C)(1) guides the master plan amendment process and outlines criteria for when a major master plan amendment is acceptable. A major master plan amendment is a change that potentially has a significant impact upon one or all of the following:

a. The transportation system,
b. Utility infrastructure,
c. Public facilities, such as parks and schools,
d. The provision of public safety services and facilities.
e. Changes in master plan land use classification designation.

The request for amendment to the master plan is supported by staff based on the submitted documentation and thorough analysis of park service areas conducted by the City Parks Department, along with the positive recommendation by the Parks and Recreation Advisory Board. The master plan amendment is in conformance with City Code.

PUD Development Plan

The development plan illustrates the layout of 74 single-family residential lots along with the parks and open space areas included as part of this development. The overall residential density is similar to the existing phases of the Villages at Wolf Ranch. The average lot size is 8,432 square feet. Typical front, side and rear setbacks apply. All lots along Tutt Boulevard are restricted to single level (ranch style) homes in order to mitigate any negative impacts to property owners to the east.

The 3.8-acre park and the trail system will be constructed by the developer with the development insuring amenities are available to residents as the homes are constructed.

All roads are public. Driveway access to Tutt Boulevard is restricted to only four lots. Other lots side to Tutt Boulevard with access via internal cul-de-sacs.

Because of neighbor concerns that the change of use from a community park to residential would generate additional traffic, staff asked for a traffic analysis to be submitted. That study was reviewed and accepted by the Traffic Engineering Division.

The analysis provided trip generation, distribution, assignment, and operational analysis of the existing and proposed land uses. The analysis indicated that the change from Community Park to single family homes would reduce the Daily, PM Peak Hour, and Saturday Peak Hour generation of trips from the area. Intersection operations would remain the same for both the community park use and the residential use. The intersection of Tutt Boulevard and Wolf Village Drive will operate well for long range projections with the development of the proposed land uses. All movements will operate at Level of Service C or better.

Staff finds that the plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.605 and the development plan review criteria as set forth in Section 7.5.502.E.

3. Conformance with the City Comprehensive Plan:
Comprehensive Plan 2020 Land Use Map: The 2020 Land Use Map designates both the existing and proposed sites as "General Residential".

Strategy LUM 202b: General Residential Primary Uses
Identify primary uses as all types of residential development at average gross densities greater than three dwelling units per acre. Cluster higher density developments along collector and major roads and as a transition to nonresidential uses.

Strategy LUM 202c: General Residential Secondary Uses
Include supporting uses such as neighborhood centers with pedestrian-oriented, low-impact shops and services, parks and recreation areas, religious institutions, and schools. Neighborhood centers may range up to 5 acres in size. Consider proposed secondary uses that individually or cumulatively exceed five acres, as proposed Map amendments from General Residential to a more intense Map designation to allow significant land use changes to be analyzed on a neighborhood and citywide basis.

The master plan amendment will not change land uses as depicted on the 2020 Land Use Map.

Policy LU 201: Promote a Focused, Consolidated Land Use Pattern
Locate new growth and development in well-defined contiguous areas in order to avoid leapfrog, scattered land use patterns that cannot be adequately provided with City services.

Strategy LU 303a: Design Pedestrian Friendly Environments
Plan and design neighborhoods and activity centers as coordinated pedestrian friendly environments.

Objective LU 5: Develop Cohesive Residential Area
Neighborhoods are the fundamental building block for developing and redeveloping residential areas of the city. Likewise, residential areas provide a structure for bringing together individual neighborhoods to support and benefit from schools, community

activity centers, commercial centers, community parks, recreation centers, employment centers, open space networks, and the city's transportation system. Residential areas also form the basis for broader residential land use designations on the citywide land use map. Those designations distinguish general types of residential areas by their average densities, environmental features, diversity of housing types, and mix of uses. Residential areas of the city should be developed, redeveloped and revitalized as cohesive sets of neighborhoods, sharing an interconnected network of streets, schools, parks, trails, open spaces, activity centers, and public facilities and services.

Policy LU 501: Plan Residential Areas to Integrate Neighborhoods into the Wider Subarea and Citywide Pattern
Plan, design, develop, and redevelop residential areas to integrate several neighborhoods into the citywide pattern of activity centers, street networks, environmental constraints, parks and open space, school locations and other public facilities and services.

Strategy LU 501a: Link Neighborhood Layout and Design to a Larger Residential Area
In master plans and in community planning areas, layout and design individual neighborhoods to form a coherent residential area.

Strategy LU 502b: Plan Public Facilities to Serve Neighborhoods Within a Residential Area
Plan and locate public facilities, services, and civic buildings to serve multiple neighborhoods within a residential area.

It is the finding of the Land Use Review Division that the Wolf Ranch Master Plan Amendment and PUD Development Plan will substantially conform to the City Comprehensive Plan 2020 Land Use Map and the Plan's goals and objectives.

4. Conformance with the Area's Master Plan:
This property is part of the Wolf Ranch Master Plan. A major master plan amendment is required as part of the application. This master plan amendment transfers land uses, moving the community park site and replacing it with single-family residential. The single-family residential is being replaced by the proposed community park. No additional residential density is being added. There is a reduction in residential density because a metro district park replaces 3.8 acres of residential land use.

STAFF RECOMMENDATION:

ITEM NO.: 5.A CPC MP 05-00080-A4MJ14 – MAJOR MASTER PLAN AMENDMENT

Approve the major amendment to the Wolf Ranch Master Plan, based upon the finding that the amendment meets the review criteria for master plan amendments as set forth in City Code Section 7.5.408.

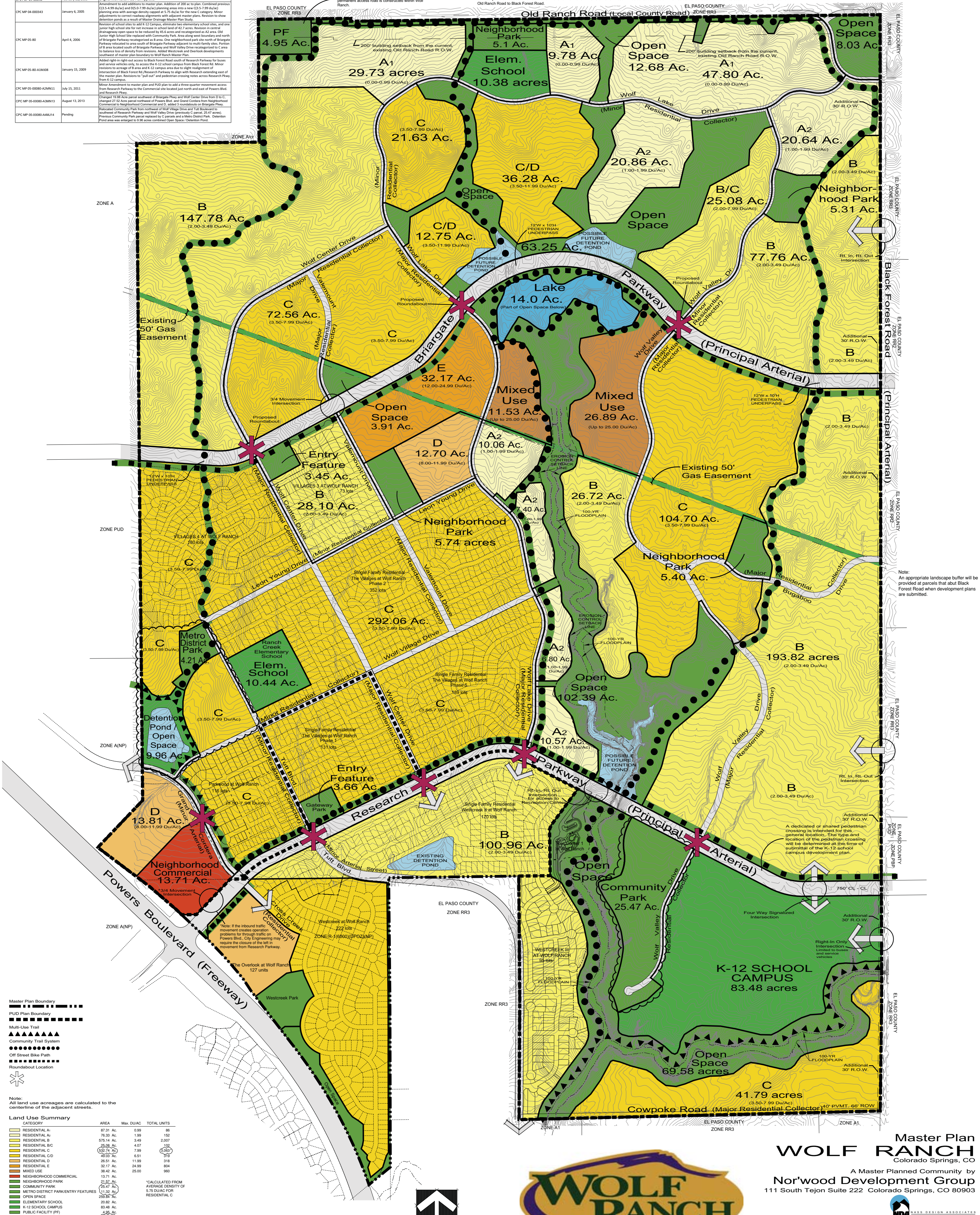
ITEM NO. : 5.B CPC PUD 14-00027 – PUD DEVELOPMENT PLAN

Approve The Villages VI PUD Development Plan based upon the findings that the PUD development plan meets the review criteria for PUD development plans as set forth in City Code Section 7.3.606, and the development plan review criteria as set forth in Section 7.5.502.E.

File Number	Approval Date	Revision Description
CPC MP 01-83	November 8, 2001	Original Wolf Ranch MP Approval - previously a portion of the Briargate Master Plan
CPC PUP 04-00048	February 22, 2005	Original Wolf Ranch PUD Plan Approval
CPC MP 04-000343	January 6, 2005	Amendment to add additions to master plan. Addition of 200 ac to plan. Combined previous C(3.5-4.99 du/ac) and D(5.0-7.99 du/ac) planning areas into a new C(3.5-7.99 du/ac) planning area with average density capped at 5.75 du/ac for the new C category. Minor adjustments to correct roadway alignments with adjacent master plans. Revision to show detention ponds as a result of Master Drainage Master Plan Study.
CPC MP 05-80	April 4, 2006	Revision of school sites to add K-12 Campus, eliminate two elementary school sites, and one junior high school site for net increase in school land of 42.7 acres. Revision in central drainageway open space to be reduced by 45.6 acres and recategorized as A2 area. Old Junior High School Site replaced with Community Park. Area along west boundary and north of Briargate Parkway recategorized as B area. One neighborhood park site north of Briargate Parkway relocated to area south of Briargate Parkway adjacent to multi-family sites. Portion of B area located south of Briargate Parkway and Wolf Valley Drive recategorized to C area to balance loss of density from revisions. Added Westcreek and Overlook developments southwest of master plan boundary to Wolf Ranch Master Plan.
CPC MP 05-80-A1MJ08	January 15, 2009	Added right-in right-out access to Black Forest Road south of Research Parkway for buses and service vehicles only, to access the K-12 school campus from Black Forest Rd. Minor revisions to acreage of B area and K-12 campus area due to slight realignment of intersection of Black Forest Rd./Research Parkway to align with Research extending east of the master plan. Revisions to "pull out" and pedestrian crossing notes across Research Pkwy. from K-12 campus.
CPC MP 05-00080-A2MN11	July 15, 2011	Minor Amendment to master plan and PUD plan to add a three-quarter movement access from Research Parkway to the Commercial site located just north and east of Powers Blvd. and Research Pkwy.
CPC MP 05-00080-A3MN13	August 13, 2013	Changed 19.88 Acre parcel southwest of Briargate Pkwy and Wolf Center Drive from D to C, changed 27.52 Acre parcel northwest of Powers Blvd. and Grand Cordera from Neighborhood Commercial to Neighborhood Commercial and D, added 3 roundabouts on Briargate Pkwy.
CPC MP 05-00080-A4MJ14	Pending	Relocated Community Park from northwest of Wolf Village Drive and Tutt Boulevard to southwest of Research Parkway and Wolf Valley Drive (previously C parcel, 25.47 acres). Previous Community Park parcel replaced by C parcels and a Metro District Park. Detention Pond area was enlarged to 9.96 acres combined Open Space / Detention Pond.

Temporary access will be allowed to Old Ranch Road from the PF (Water Tank) site until such time as a permanent access road is constructed within Wolf Ranch.

No direct vehicular access will be allowed from Wolf Ranch to Old Ranch Road except at the location where Old Ranch Road enters Wolf Ranch. Old Ranch Road will remain as a local gravel county road. The Wolf Ranch development is not responsible for any improvements to Old Ranch Road except that portion of Old Ranch Road which enters Wolf Ranch approximately 695' from the Wolf Ranch East boundary and R.O.W. with Black Forest Road. This portion will be constructed to a residential street standard from the north Wolf Ranch Boundary to the intersection of Old Ranch Rd. and Wolf Lake Drive. Old Ranch Road will be constructed to a minor residential collector from the intersection of Wolf Lake Drive and Old Ranch Road to Black Forest Road.



Master Plan Boundary
PUD Plan Boundary
Multi-Use Trail
Community Trail System
Off Street Bike Path
Roundabout Location

Note:
All land use acreages are calculated to the centerline of the adjacent streets.

Land Use Summary

CATEGORY	AREA	Max. DU/AC	TOTAL UNITS
RESIDENTIAL A_1	87.31 Ac.	0.99	86
RESIDENTIAL A_2	76.33 Ac.	1.99	152
RESIDENTIAL B	575.14 Ac.	3.49	2,007
RESIDENTIAL B/C	25.08 Ac.	4.07	102
RESIDENTIAL C	532.74 Ac.	7.99	3,063*
RESIDENTIAL C/D	49.03 Ac.	6.51	319
RESIDENTIAL D	26.51 Ac.	11.99	318
RESIDENTIAL E	32.17 Ac.	24.99	804
MIXED USE	38.42 Ac.	25.00	960
NEIGHBORHOOD COMMERCIAL	13.71 Ac.		
NEIGHBORHOOD PARK	21.57 Ac.		
COMMUNITY PARK	25.47 Ac.		
METRO DISTRICT PARK/ENTRY FEATURES	11.32 Ac.		
OPEN SPACE	259.84 Ac.		
ELEMENTARY SCHOOL	20.82 Ac.		
K-12 SCHOOL CAMPUS	83.48 Ac.		
PUBLIC FACILITY (PF)	4.95 Ac.		
DETENTION POND	9.96 Ac.		
SUBTOTAL	1,893.8 Ac.		7,811
LAND USES PREVIOUSLY INCLUDED IN THE BRIARGATE MASTER PLAN:			
WESTCREEK AT WOLF RANCH	57.94 Ac.		222
THE OVERLOOK AT WOLF RANCH	17.55 Ac.		127
OPEN SPACE	7.29 Ac.		
PARK	5.40 Ac.		
TOTAL	1,982.0 Ac.		8,160

*CALCULATED FROM AVERAGE DENSITY OF 5.75 DU/AC FOR RESIDENTIAL C

Master Plan
WOLF RANCH
Colorado Springs, CO

A Master Planned Community by
Nor'wood Development Group
111 South Tejon Suite 222 Colorado Springs, CO 80903

NASS DESIGN ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
111 S. Tejon Suite 312
Colorado Springs, CO 80903
(719) 475-2406

DATE: 09/12/2001
Revised: 01/24/02,12/01/04, 11/09/05, 1-23-06, 8-12-08, 2-10-09, 07-14-11, 08-09-13, 04-29-14
City File No.: MP 05-00080-A4MJ14

FIGURE 1

LAND DESCRIPTION:

A portion of the East half (E1/2) of Section 36, Township 12 South, Range 66 West of the 6th P.M., El Paso County, Colorado, more particularly described as follows:

BEGINNING at the intersection of the Westerly right-of-way line of Tutt Boulevard dedicated to the public in Villages at Wolf Ranch Subdivision Filing No. 5 as recorded at Reception No. 206712210 of the records of said El Paso County and the Northerly right-of-way line of Wolf Village Drive dedicated to the public in Parkwood at Wolf Ranch Subdivision Filing No. 3 as recorded at Reception No. 213713355 of the records of said El Paso County, the following three courses are on said Northerly right-of-way line. thencel: 1) S63°58'41"W a distance of 732.48 feet to a point of curve; 2) on a curve to the left having a central angle of 28°33'03", a radius of 480.00 feet for an arc distance of 239.19 feet, whose chord bears S49°42'10"W; 3) S35°25'39"W a distance of 76.18 feet to a point on a curve of the Northeasterly right-of-way line of Grand Cordera Parkway dedicated to the public in said Parkwood at Wolf Ranch Subdivision Filing No. 3; thence on said Northeasterly right-of-way line, on a curve to the left having a central angle of 26°41'24", a radius of 792.00 feet for an arc distance of 368.94 feet, whose chord bears N70°05'18"W to the West line of the East half (E1/2) of said Section 36; thence N00°34'39"W on said West line, a distance of 1297.68 feet; thence N43°07'31"E a distance of 196.12 feet to a point on a curve; thence on a curve to the left having a central angle of 43°39'00", a radius of 50.00 feet for an arc distance of 38.09 feet, whose chord bears S68°41'59"E; thence N89°28'31"E a distance of 323.66 feet to a point of curve; thence on a curve to the left having a central angle of 27°43'56", a radius of 225.00 feet for an arc distance of 108.90 feet, whose chord bears N75°36'33"E; thence N61°44'34"E a distance of 81.76 feet to the Westerly right-of-way line of Tutt Boulevard dedicated to the public in Villages at Wolf Ranch Subdivision Filing No. 15 as recorded at Reception No. 206712346, the following three (3) courses are on said Westerly right-of-way line; thence: 1) S28°15'26"E a distance of 945.47 feet to a point of curve; 2) on a curve to the right having a central angle of 02°14'07", a radius of 970.00 feet for an arc distance of 37.84 feet, whose chord bears S27°08'22"E; 3) S26°01'19"E a distance of 241.75 feet to the POINT OF BEGINNING and containing 30.835 acres of land, more or less.

GENERAL NOTES:

1. The development will be comprised of single family detached residential units.
2. A 2-year approximate build out is anticipated.
3. All streets within this development are public and will dedicated to the City of Colorado Springs for ownership and maintenance. Refer to street cross sections shown on Sheet 2 of this set for specific details as to widths proposed, and sidewalk and utility placement.
4. Standard City street lighting will be used throughout, to be installed by the developer.
5. Street grades will be in accordance with the subdivision ordinance and over lot grading will be used to achieve lot conformance with streets.
6. Slopes not to exceed 3:1.
7. Front-yard slopes not to exceed 3:1.
8. All lots and dimensions of lots are shown in an approximate way only. Platted lot dimensions may vary, however densities are established by this plan and by ordinance.
9. The developer is responsible for the construction of all sidewalks and trails within all tracts.
10. Public improvement easements or tracts will be provided for all public sidewalks located outside of public Right-of-Way.
11. All utilities will be located per City standard and sized accordingly.
12. According to FEMA Map 08041C0528-F no portion of this development is located within a designated floodplain.
10. Tracts "A","B", and "C" are for common open space, trails, and a neighborhood park, for the use of the general public. The tracts shall be used for public and private trails, public improvements, public drainage, landscape, landscape furnishings, fences and signage. Tracts "A" through "C" shall be owned and maintained by the Old Ranch Metropolitan District as recorded in reception number #202204061. Tracts to be conveyed by Separate Instrument.
11. Tract "D" will be used for open space, public access, storm-water detention and public improvements. Tract "D" will be owned by the City of Colorado Springs. The detention facilities will be maintained by the City of Colorado Springs. The trails, landscape, landscape furnishings, and irrigation systems will be owned and maintained by the Old Ranch Metropolitan District as recorded in reception number #202204061. Tract "D" to be conveyed by Separate Instrument.
12. Lots are eligible for the New Home Street Tree Program which provides a deciduous tree for each lot's front parkway. Residents can call City Forestry at 385-5942 to request their New Home Street Tree certificate.
13. For all lots that front streets, the home builder or lot owner will be responsible for planting a minimum of one 2½" caliper street tree per 35 lineal feet of street right-of-way adjacency, but not less than (1) street tree per lot. These trees will be located in the tree lawn with the trunk centered between the curb and walk, where walks are detached from the curb at least a minimum of six (6) feet. Tree species shall be selected from the City of Colorado Springs Approved Street Tree List. Enforcement of this provision will be by the homeowners association.
14. No significant natural features exist on this property.
15. A 3-foot clear space shall be maintained around the circumference of fire hydrants as indicated: (2009 Colorado Springs Fire Code §507.5.5)
16. Street Signs: Temporary or permanent street signs shall be installed at each street intersection when construction of roadways allows passage by vehicles. (2009 IFC § 501.4)
17. No direct vehicular access will be allowed onto Grand Cordera Parkway from the lots.
18. No direct vehicular access will be allowed from lots 5,21,22, and 53, onto Tutt Blvd.
19. Lots 1,2,3,4,5,21,22, and 53 will be restricted to single story homes only.
20. Traffic Engineering will require the development to provide a school flasher for the mid-block crossing on Tutt Blvd for the Ranch Creek Elementary School. The developer will add $20,000.00 (total for two flashers) to the master letter of credit for Wolf Ranch as an assurance for the flashers.
21. All street name signs/permanent signs will meet MUTCD & Traffic Engineering design standards and be installed by the developer.
22. When a final landscape plan is designed for the pond and park area, that plan will be submitted to City Engineering for review of the speed line of sight.

COLORADO SPRINGS AIRPORT AND U.S. AIR FORCE ACADEMY NOTES

1. Colorado Springs Municipal Airport Avigation Easement Recorded at Reception No. 206150865.
2. No man-made or non-man-made obstructions allowed to penetrate the 40:1 approach surface of the Colorado Springs Municipal Airport.
3. All exterior lighting plans to be approved by the Director of Avigation to prevent a hazard to aircraft.
4. No electromagnetic, light, or any physical emission which might interfere with aircraft, aviation, communications or navigational aids to be allowed.
5. The parcel in this request lies beneath the 40:1 approach surface of Runway 17R.
6. This property may be impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with the potentiality and the ramifications thereof.
7. NOTICE: This property may be impacted by noise and similar incidental sensory effects of flight caused by aircraft used in the USAF Academy's Airmanship Program. This notice shall remain in effect until the Academy shall cease to be actively used. This notice shall run with the land. Existing Avigation Easement as recorded in Book 5144 at Page 1022.

NOTICE TO ARCHITECT/CONTRACTOR/ENGINEER:
THE DETAILS SHOWN ON THIS DEVELOPMENT PLAN ARE FOR PLANNING PURPOSES ONLY. DO NOT USE THIS PLAN SET FOR PRODUCT SPECS, ENGINEERING DETAILS, OR CONSTRUCTION PURPOSES.
A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED TO REVIEW ALL APPROVALS AND DESIGN CRITERIA PRIOR TO STARTING ANY SITE WORK.

FIGURE 1

File: SW-Villages 6 DP.dwg

LAND USE DATA:

Existing Zone	PUD AO (CPC PUZ 04-00047) Ordinance No. 05-39
Master Plan	Wolf Ranch Master Plan (CPC MP 05-00080-A3MN13)
PUD Plan Category	Planning Area "C"
Approved Land Use	Single Family Detached Residential
Drainage Basin	Cottonwood Creek
Tax Schedule Numbers	62361-00-005
Subdivision Plat Name:	Villages at Wolf Ranch Subdivision Filing No. 30

LAND COVERAGE AND DENSITY SUMMARY:

Total Lot Area	14.32 Ac.
Tracts	13.12 Ac.
Public Right-of-Way	3.40 Ac.
Total Acres of Development Plan	30.84 Ac.
Total Number of Lots	74 lots
Gross Density	2.40 DU/Ac

LOT DATA:

Minimum Lot Size Allowed by Zone	2,500 Sq. Ft.
Average Lot Size	8,432 Sq. Ft.
Expected Home Size (Range):	2,500 - 7,000 Sq.Ft.
Maximum Building Coverage :	Not Applicable
Private Open Space on Lot:	600 Sq. Ft. minimum
Maximum Building Height:	30 ft.

PARKING ALLOCATION: 2 spaces per unit minimum required

Garage - 2 Spaces
On-street Parking Allowed Both Sides

MINIMUM SETBACKS:

Front:
12' to building for lots fronting residential streets,
min. 20' from back of walk to garage on driveway side;
20' to building for lots fronting collector streets;
12' to side of structure when adjacent to residential street on corner lots;
20' to side of structure when adjacent to collector street on corner lots.
Side: 5'
Rear: 15 ft.

Minimum lot width:	40' as measured at and parallel to the front building line
Minimum corner lot width:	50' as measured at and parallel to the front building line
Minimum street frontage (except flag stems):	30'
Minimum street frontage for flag stems:	20'

COMMON OPEN SPACE:

200 Sq. Ft. per lot required for lots greater than 5,000 Sq. Ft.

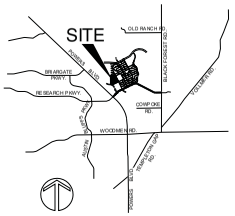
Up to 50% credit may be given if land designated as public park land, public open space, recreation centers, and private parks (if they are open to the use of Wolf Ranch residents), are located within 1/4 mile of the lot and that a street classified as a minor arterial or greater does not have to be crossed without grade separation or a signalized pedestrian crossing.

74 lots greater than 5,000 Sq. Ft. X 200 Sq. Ft. = 14,800 Sq. Ft. required with no credits

74 lots within 1/4 mile of parks and public open space X 100 Sq. Ft. = 7,400 Sq. Ft. credit

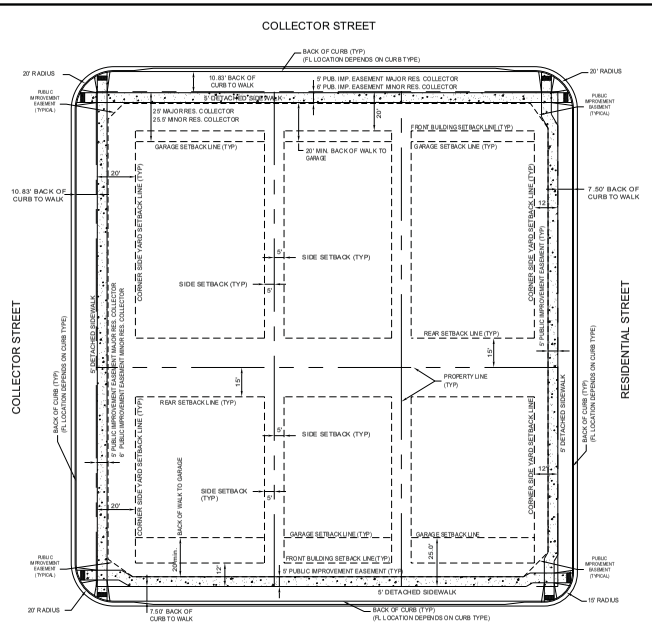
7,400 Sq. Ft. common open space required with 50% credit

570,754 Sq. Ft. common open space provided



VICINITY MAP
NO SCALE

PLAN INDEX



RESIDENTIAL STREET

NOTES:
ALL DIMENSIONS SHOWN ARE TO PROPERTY LINE, UNLESS OTHERWISE NOTED.
MINIMUM 20' TO BE MAINTAINED FROM GARAGE DOORS TO BACK OF WALK IN ALL CASES.

TYPICAL STANDARD LOT CONCEPT

Villages VI at Wolf Ranch Development Plan

COLORADO SPRINGS, COLORADO

Prepared For: Villages at Wolf Ranch, LLC
111 S. Tejon, Suite 222
Colorado Springs, CO 80903
(719) 593-2600

Prepared By: NASS DESIGN ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
111 S. Tejon, Suite 312
Colorado Springs, CO 80903
(719) 475-2406

PREPARATION: 02-03-14
REVISION: 06-27-14
CITY FILE NO: CPC PUD 14-00020

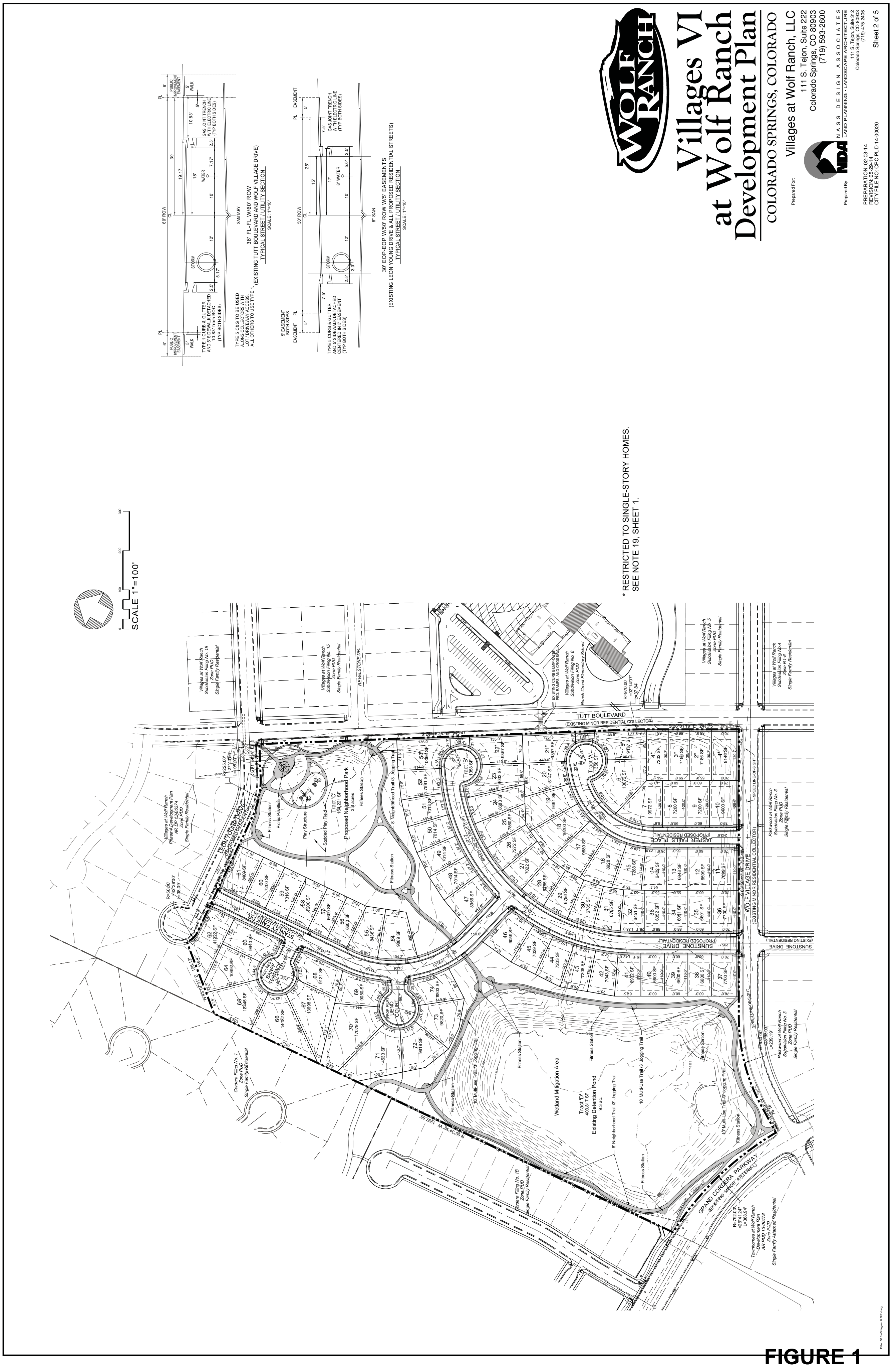

Villages VI at Wolf Ranch Development Plan
COLORADO SPRINGS, COLORADO
Prepared For:
Villages at Wolf Ranch, LLC
111 S. Tejon, Suite 222
Colorado Springs, CO 80903
(719) 593-2600
Prepared By:
NASS DESIGN ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
111 S. Tejon, Suite 312
Colorado Springs, CO 80903
(719) 475-2406
PREPARATION: 02-03-14
REVISION: 05-29-14
CITY FILE NO: CPC PUD 14-00020
Sheet 2 of 5
36' FL-FL W/60' ROW
(EXISTING TUTT BOULEVARD AND WOLF VILLAGE DRIVE)
TYPICAL STREET / UTILITY SECTION
SCALE: 1"=10'
TYPE 1 CURB & GUTTER AND 5' SIDEWALK DETACHED 10.83' from BOC (TYP BOTH SIDES)
TYPE 5 C&G TO BE USED ALONG COLLECTORS WITH LOT / DRIVEWAY ACCESS. ALL OTHERS TO USE TYPE 1.
GAS JOINT TRENCH WITH ELECTRIC LINE (TYP BOTH SIDES)
30' EOP-EOP W/50' ROW W/5' EASEMENTS
(EXISTING LEON YOUNG DRIVE & ALL PROPOSED RESIDENTIAL STREETS)
TYPICAL STREET / UTILITY SECTION
SCALE: 1"=10'
TYPE 5 CURB & GUTTER AND 5' SIDEWALK DETACHED CENTERED IN 5' EASEMENT (TYP BOTH SIDES)
* RESTRICTED TO SINGLE-STORY HOMES. SEE NOTE 19, SHEET 1.
SCALE 1"=100'
TUTT BOULEVARD (EXISTING MINOR RESIDENTIAL COLLECTOR)
WOLF VILLAGE DRIVE (EXISTING MINOR RESIDENTIAL COLLECTOR)
GRAND CORDERA PARKWAY (EXISTING MINOR ARTERIAL)
LEON YOUNG DRIVE (PROPOSED RESIDENTIAL)
STANLEY PARK DR (PROPOSED RESIDENTIAL)
JASPER FALLS PLACE (PROPOSED RESIDENTIAL)
SUNSTONE DRIVE (PROPOSED RESIDENTIAL)
BANFF TERRACE
UENO COURT
REVELSTOKE DR.
Tract 'C' 164,221 SF Proposed Neighborhood Park 3.8 acres
Tract 'D' 403,817 SF Existing Detention Pond 9.3 ac.
Wetland Mitigation Area
Tract 'A' 1358 SF
Tract 'B' 1358 SF
Villages at Wolf Ranch Subdivision Filing No. 6 Zone PUD Ranch Creek Elementary School
Parkwood at Wolf Ranch Subdivision Filing No. 3 Zone PUD Single Family Residential
Cordera Filing No. 1 Zone PUD Single Family Residential
Cordera Filing No. 1B Zone PUD Single Family Residential
Townhomes at Wolf Ranch Development Plan AR PUD 13-00478 Zone PUD Single Family Attached Residential
File: 516-Villages 6 DP.dwg

FIGURE 1

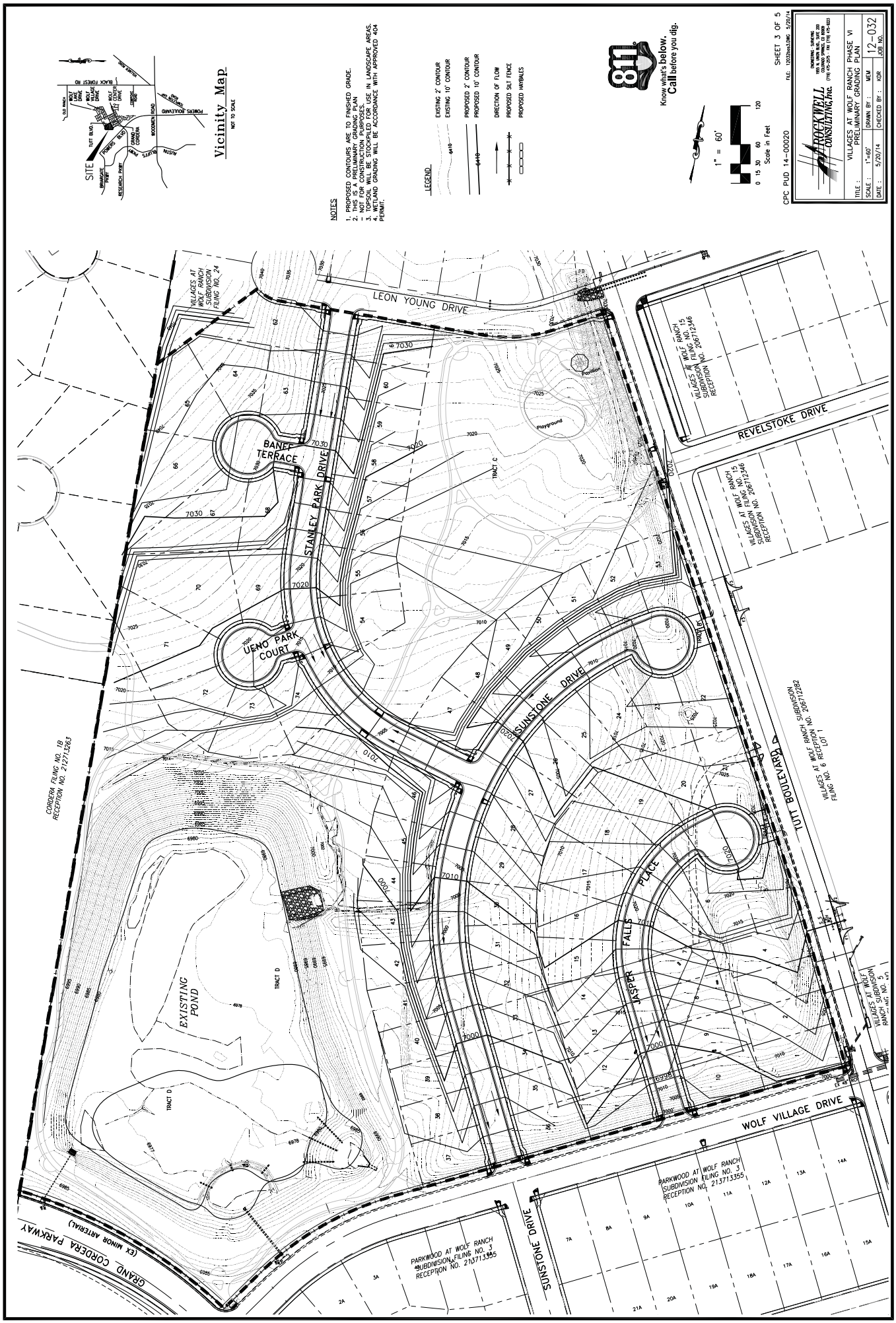
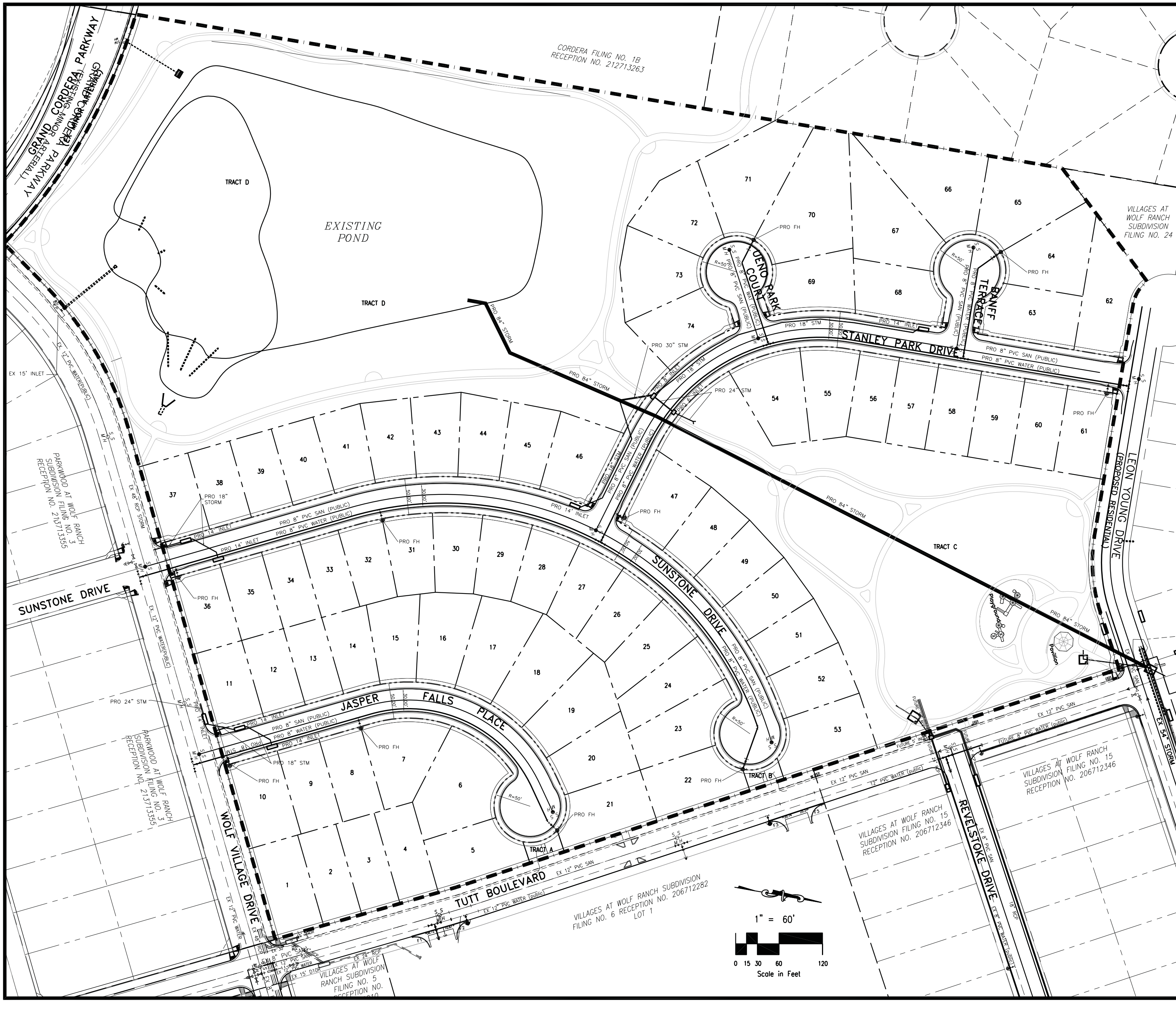
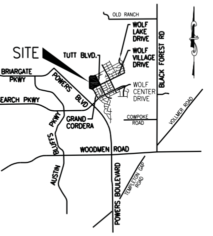

Vicinity Map
NOT TO SCALE
SITE
NOTES
1. PROPOSED CONTOURS ARE TO FINISHED GRADE.
2. THIS IS A PRELIMINARY GRADING PLAN
3. NOT FOR CONSTRUCTION PURPOSES.
3. TOPSOIL WILL BE STOCKPILED FOR USE IN LANDSCAPE AREAS.
4. WETLAND GRADING WILL BE ACCORDANCE WITH APPROVED 404 PERMIT.
LEGEND
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
PROPOSED 2' CONTOUR
PROPOSED 10' CONTOUR
DIRECTION OF FLOW
PROPOSED SILT FENCE
PROPOSED HAYBALES
811
Know what's below.
Call before you dig.
1" = 60'
0 15 30 60 120
Scale in Feet
CPC PUD 14-00020
SHEET 3 OF 5
FILE: 12032final.dwg 9/20/14
ROCKWELL CONSULTING, Inc.
ENGINEERING SURVEYING
1955 N. UNION BLVD., SUITE 200
COLORADO SPRINGS, COLORADO 80909
(719) 473-3315 FAX (719) 473-3323
VILLAGES AT WOLF RANCH PHASE VI
PRELIMINARY GRADING PLAN
TITLE :
SCALE : 1"=60'
DRAWN BY : MEM
DATE : 5/20/14
CHECKED BY : KDR
12-032
JOB NO.
LEON YOUNG DRIVE
REVELSTOKE DRIVE
BANFF TERRACE
STANLEY PARK DRIVE
UENO PARK COURT
SUNSTONE DRIVE
TUFT BOULEVARD
JASPER FALLS PLACE
WOLF VILLAGE DRIVE
GRAND CORDERA PARKWAY
(ex MINOR ARTERIAL)
EXISTING POND
TRACT C
TRACT D
Playground
Pavilion
VILLAGES AT WOLF RANCH SUBDIVISION FILING NO. 24
VILLAGES AT WOLF RANCH FILING NO. 15 SUBDIVISION NO. 206712346 RECEPTION
CORDERA FILING NO. 18 RECEPTION NO. 212112263
VILLAGES AT WOLF RANCH SUBDIVISION FILING NO. 6 RECEPTION NO. 206712282 LOT 1
PARKWOOD AT WOLF RANCH SUBDIVISION FILING NO. 3 RECEPTION NO. 213713355

FIGURE 1





Know what's **below.**
Call before you dig.

Vicinity Map

NOT TO SCALE

GENERAL NOTES:

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, COLORADO SPRINGS UTILITIES SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC, AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES' UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS PERMANENT SERVICE IS INITIATED.
5. ONLY WITH THE PRIOR WRITTEN APPROVAL BY SPRINGS UTILITIES, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER, AT ITS SOLE COST AND EXPENSE, SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY SPRINGS UTILITIES.
7. THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SPRINGS UTILITIES' WATER STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRINGS UTILITIES' WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGE RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO INCUR IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER' WATER SYSTEM EXTENSIONS. (WATER-QUALITY MAINTENANCE COSTS). OWNER SHALL REIMBURSE SPRINGS UTILITIES FOR SUCH WATER-QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES' STANDARD GAS-SYSTEM PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS. (CONTACT NORTH WORK CENTER 668-4985 OR SOUTH WORK CENTER 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES (CITY CODE 12.2.540).
11. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OR THE SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES, RULES, REGULATIONS AND POLICIES OF SPRINGS UTILITIES.

NOTES

1. THIS IS A CONCEPT FACILITIES PLAN - FOR DEVELOPMENT PLAN ONLY.
2. NOT TO BE USED FOR CONSTRUCTION.
3. EASEMENTS WILL BE GRANTED PRIOR TO CONSTRUCTION.

SHEET 4 OF 5

CPC PUD 14-00020

FILE: 12032bas3.DWG 5/20/14

ROCKWELL CONSULTING, Inc.
ENGINEERING • SURVEYING
1955 N. UNION BLVD., SUITE 200
COLORADO SPRINGS, CO 80909
(719) 475-2575 • FAX (719) 475-9223

TITLE : VILLAGES AT WOLF RANCH PHASE VI
PRELIM PUBLIC UTILITY AND FACILITY PLAN

SCALE :	1"=60'	DRAWN BY :	MEM	12-032
DATE :	5/20/14	CHECKED BY :	KDR	JOB NO.

FIGURE 1

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS.
3. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
4. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
5. ALL SEEDED AND SODDED AREAS TO HAVE RECOMMENDED FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
6. EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
7. CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
8. ALL PLANTING & PERENNIAL BEDS TO RECEIVE 4" DEPTH SHREDDED BARK MULCH EXCEPT FOR THOSE AREAS SPECIFIED FOR ROCK MULCH. SHRUBS AND TREES IN ROCK MULCH AREAS WILL BE PROVIDED WITH A 4" DEPTH OF SHREDDED BARK MULCH AROUND THE PLANT BASES AS SHOWN IN PLANTING DETAILS. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4' DIAMETER OF WOOD MULCH, 3" DEPTH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.
9. ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987.
10. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
11. REMOVE DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCAR OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
12. NEW PLANT MATERIAL MUST COMPLY WITH CURRENT COLORADO NURSERY ACT STANDARDS.
13. FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ½" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ¼"AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
14. GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
    A. 1" BELOW CURB FOR ALL SEEDED AREAS.
    B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
    C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
15. USE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.
16. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
17. CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO SPECIFICATIONS HANDBOOK, 1996 (or updated) REVISED EDITION FOR SPECIFICATIONS RELATING TO LANDSCAPE AND IRRIGATION CONSTRUCTION ON THIS SITE. REFER TO SECTIONS 02810, 02930, 02940, AND 02950. CONTRACTOR SHOULD CONTACT OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR CLARIFICATIONS OR QUESTIONS.
18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
19. THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE
20. CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY SOIL GUARD AS INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SLOPE GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6'X6') AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6'X6' OR GREATER) AND ON ALL SLOPES (4'X4') 3:1 AND GREATER.

SOIL AMENDMENTS:		Test No:				E.C.,SALT OR PH TREATMENT	ROTOTILL DEPTH
GROUND PLANE TREATMENT	CLASS II OM AMENDMENT OM	NITROGEN NO_3-N	PHOSPHORUS P	OTHER K Zn,Fe,Mn or Cu	FERTILIZER (4-6 wks. during growing season)	N/A	8"
SODDED TURFGRASS	3.5 cu.yds./ 1000sf	1.5 lb./ 1000sf	4 lb./ 1000sf	1.0 lb./ 1000sf (K)	3-15-0 @ 15 lb./1000sf	N/A	6"
SEEDED TURFGRASS	3 cu.yds./ 1000sf	1.5 lb./ 1000sf	4 lb./ 1000sf	1.0 lb./ 1000sf (K)	3-15-0 @ 15 lb./1000sf	N/A	4-6"
TREES	3.5 cu.yds./ 1000sf	1.5 lb./ 1000sf	4 lb./ 1000sf	1.0 lb./ 1000sf (K)	3-15-0 @ 15 lb./1000sf	N/A	4-6"
SHRUBS	3.5 cu.yds./ 1000sf	1.5 lb./ 1000sf	4 lb./ 1000sf	1.0 lb./ 1000sf (K)	3-15-0 @ 15 lb./1000sf	N/A	4-6"

* CONTRACTOR TO PROVIDE SOIL AMENDMENTS/PROOF OF PAYMENT AT TIME OF FINAL AFFIDAVIT OR THE PROJECT WILL NOT BE APPROVED.

* USE CLASS I COMPOST AMENDMENTS IF SALT ISSUES EXIST
* APPLY ADDITIONAL FERTILIZER ONLY IF SALT LEVELS ARE LOW.
* USE SLOW RELEASE FERTILIZERS FOR SANDY SOILS.

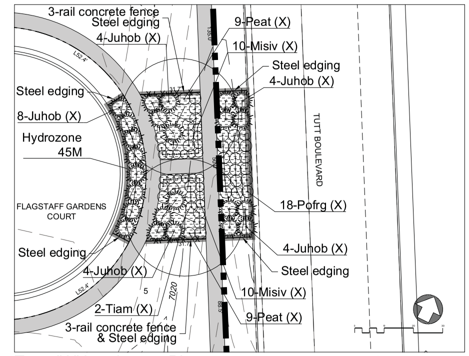
IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE PARTIES, THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED.

NOTE:
An Irrigation Plan must be submitted for review within 90 days subsequent to receiving a Building Permit. The plan must be approved prior to the installation of any irrigation components and/or issuance of a Certificate of Occupancy.

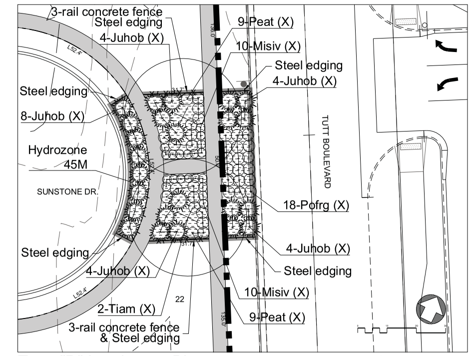
IIRRIGATION NOTE: IRRIGATION:
(Proposed to be a potable system with bypass connection for future non-potable source)
An irrigation system plan will be provided.
1. Sod and Seed shall be irrigated with pop-up and rotor spray heads.
2. Trees shall be irrigated with a point-source drip system.
3. Shrubs shall be irrigated with a point-source drip system.
4. Perennial beds shall be irrigated with a point-source drip system.
5. Rain sensor shall be installed.

CONSTRUCTION INSTRUCTIONS:
Prior to Final Acceptance the Contractor must do the following:

1. Contact the landscape architect prior to delivery of plant material and ornamental boulders to the job site.
2. Landscape architect to approve plant material and ornamental boulders prior to job site delivery. Provide Soil amendment certificates including the amount and type (including purchase order) to be delivered to the job site.
3. Provide cutsheets and/or samples of sod, seed, mulch, aggregate, edgers, pavers and all project amenities as noted/specified per drawing.
4. Failure to provide the above noted items will delay final acceptance from the project landscape architect.
5. Contractor shall follow all concrete standards set by ASTM.



Tract "A" Landscape Plan Scale 1"=20'



Tract "B" Landscape Plan Scale 1"=20'

SCHEMATIC LANDSCAPE DIAGRAM OF PLANT COMMUNITIES AND HYDROZONES:
L - LOW (7-15 INCHES PER YEAR) M - MODERATE (15 TO 25 INCHES PER YEAR)
FOOTHILLS [FOOTHILLS & PLAINS] PLAINS

LANDSCAPE PLANT SCHEDULE							
QUANTITY	ABBREVIATION	BOTANICAL NAME	COMMON NAME	APPENDIX B KEY	MATURE WIDTH	PLANTING SIZE	NOTES
Trees							
4	Tiam	Tilia americana	American Linden	4S	25'-30'	2" Cal.	B&B
Percent Signature Trees		Signature Trees: 4					
60% Minimum Permitted		Total Number of Trees: 4 = 100% Signature Trees					
Shrubs							
48	Juhob	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	2568A	4'-6'	5 gal.	Cont.
36	Peat	Perovskia atriplicifolia	Russian Sage	12D	3'-4'	5 gal.	Cont.
36	Pofrg	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	4567S	4'	5 gal.	Cont.
Percent Signature Shrubs		Signature Shrubs: 120					
60% Minimum Permitted		Total Number of Shrubs: 120 = 100% Signature Shrubs					
Grasses & Perennials							
40	Misiv	Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	DA	3'-5'	1 gal.	Cont.

LEGEND

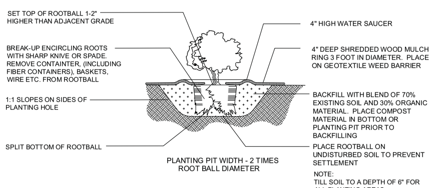
DESCRIPTION/REMARKS

ROCK - AGGREGATE 1.5" sized inorganic rock material uniformly placed to a depth of 4" on all planting areas except for slopes greater than 4:1. Match Wolf Ranch Aggregate Crushed Red and Black Granite.

GALVANIZED INTERLOCKING ROLLED TOP STEEL TRIM EDGE 4" x 14g. pinned at 24" intervals to separate all turfgrass, cobble, aggregate, groundcover, and mulched areas.

-x-x-x-x-x-x- 3-Rail Concrete Fence

2-Masn (X) Plant Label - (S) denotes Setback trees
(X) denotes Extra plants above City requirements



NOTE:
TILL SOIL TO A DEPTH OF 6" FOR ALL PLANTING AREAS.

DECIDUOUS AND EVERGREEN SHRUB DETAIL
NOT TO SCALE

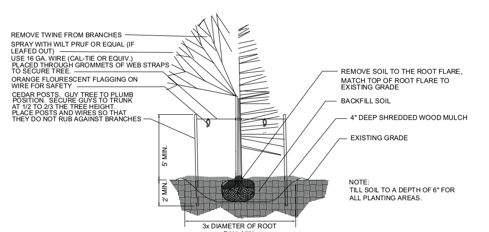
Placement Notes:
Set Shrub plumb. Space plants, and place for best effect.

Pruning Notes:
Do not heavily prune the shrub at planting. Prune only dead or broken branches. If form is compromised by pruning, replace shrub.

PROVIDE EROSION CONTROL ON ALL SLOPES 4:1 OR GREATER

PROVIDE ORGANIC MULCH RING AROUND TREES AND SHRUBS WITHIN ROCK AREAS

PROVIDE ORGANIC MULCH RING AROUND TREES AND SHRUBS WITHIN ROCK AREAS

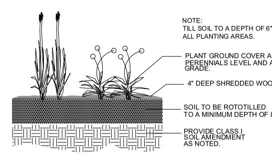


NOTE:
TILL SOIL TO A DEPTH OF 6" FOR ALL PLANTING AREAS.

NOTES (PERTAINING TO BOTH DECIDUOUS AND CONIFEROUS TREES):

1. DIG PIT SO THAT THAT TOP OF THE ROOT FLARE IS LEVEL WITH SURROUNDING GRADE. THE ROOT FLARE SHOULD DETERMINE THE DEPTH OF THE PIT, NOT THE TOP OF THE ROOT BALL.
2. THE BALL OF TREE SHOULD SIT ON UNDISTURBED SOIL.
3. CUT BOTTOM OF BASKET. REMOVE ALL SOIL FROM ROOT BALL TO TOP OF ROOT FLARE. SET TREE AND REMOVE ENTIRE BASKET AFTER CORRECT PLACEMENT. REMOVE BURLAP FROM THE SIDES OF THE ROOT BALL. REMOVE ALL TWINE FROM AROUND THE TRUNK, AND BACKFILL.
4. PREPARE BACKFILL: 1/3 COMPOST-TYPE MIX WITH 2/3 TOPSOIL. REMOVE ANY DEBRIS FROM TOPSOIL BACKFILL AND SOAK BACKFILL IMMEDIATELY AFTER PLANTING.
5. USE HYDRATED SYNTHETIC POLYMER UNDER AND AROUND PLANTS IN NATIVE AREAS ONLY.

DECIDUOUS & EVERGREEN STAKING AND PLANTING DETAIL
NOT TO SCALE



PERENNIAL AND ORNAMENTAL GRASS DETAIL
NOT TO SCALE

NOTICE TO ARCHITECT/CONTRACTOR/ENGINEER:
THE DETAILS SHOWN ON THIS DEVELOPMENT PLAN ARE FOR PLANNING PURPOSES ONLY. DO NOT USE THIS PLAN SET FOR PRODUCT SPECS, ENGINEERING DETAILS, OR CONSTRUCTION PURPOSES.
A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED TO REVIEW ALL APPROVALS AND DESIGN CRITERIA PRIOR TO STARTING ANY SITE WORK.

File: 518-Villages 6 DP.dwg

Villages VI at Wolf Ranch
Final Landscape Plan

COLORADO SPRINGS, COLORADO

Prepared For: Villages at Wolf Ranch, LLC
111 S. Tejon, Suite 222
Colorado Springs, CO 80903
(719) 593-2600

Prepared By: NASS DESIGN ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
111 S. Tejon, Suite 312
Colorado Springs, CO 80903
(719) 475-2406

PREPARATION: 02-03-14
REVISION: 05-29-14
CITY FILE NO: CPC PUD 14-00020

Sheet 5 of 5

FIGURE 1

Wolf Ranch Master Plan Amendment, Villages VI at Wolf Ranch Development Plan, Villages at Wolf Ranch Filing No. 30 Subdivision Plat
January 6, 2014

LAND USE PROPOSAL
This development request proposes a major amendment to the Wolf Ranch Master Plan of 56.3 acres for the relocation of a community park site, a development plan for 74 single-family residential lots on 30.84 acres of land for a gross density of 2.40du/ac, and a subdivision plat for 74 single family lots.

The master plan is being amended to move a 26.31ac Community Park Site from it's current location northwest of Wolf Village Drive and Tutt Blvd. to a location southwest of Research Parkway and Wolf Valley Drive. The Community Park is not being eliminated, but being relocated to a site adjacent to a proposed 84 acre K-12 Campus. The previous site is planned to be developed with 74 new single family lots, as well as an additional neighborhood park site, open space, and detention wetland area. The new neighborhood park will be a open to all Colorado Springs residents and will be built by the developer at the time of the lot development. The park will be owned and maintained by the Old Ranch Metropolitan District. The existing Community Park site is still under Nor'wood Development Group ownership and was master planned for this location in 2002. It was hoped that the Community Park would have been developed by the City as the community developed in this area but city funding has not been available. The current development of lots and infrastructure has now surrounded this parcel of land and the schedule for development of the park is not in any long range city plan due to lack of funds. The city has a list of undeveloped community parks that have priority over this park, some of which have been on the list for over 15 years. The developer of this land proposes that we relocate this park site to a location that would be more beneficial to development of the community park in the future, by being located next to the K-12 campus, where there could possibly be some opportunities for shared facility resources. This opportunity could be mutually beneficial to both of these uses. The existing parcel would be developed with single family residential lots of the same sizes and density of the surrounding neighborhoods, and also the development of an additional neighborhood park not previously planned in the master plan. The new neighborhood park site could be developed immediately along with the new lot construction, bringing additional park and recreation space to this area within approximately a year's time, and at no expense to the city. The proposed neighborhood park area of 3.8 acres would be combined with a larger 9.3 acre parcel planned for storm water detention and an area for wetlands development and trails. The park and open space will be connected and surrounded with concrete walking trails and a soft surface jogging trail. The park itself will be planned with a covered picnic area, playground structures, sodded play areas, and an exercise circuit located along the jogging trails for use by youth and adults alike. The concrete walks and trails will connect to the Cordera Master Plan neighborhood and provide a necessary link to the Multi-Use trail in this area. The other neighborhood trail connections will be to the north connecting the trails approved in the Villages IV neighborhood, which will extend the trails to Briargate Parkway and locations further north as development occurs in these areas. These trail connections are a pivotal part of the almost ten miles of trails planned for the Wolf Ranch Master Plan.

This change to the master plan also results in a net reduction of approximately 38 lots from the "C" Planning Area, since the planned residential area is 6.57 acres less than currently approved.

SITE LOCATION
The parcel of land is generally located northwest of Wolf Village Drive and Tutt Blvd. The site is bounded on the west boundary of the Cordera Master Plan. The site is bounded along the north by Leon Young Drive and adjacent single family residential lots in the Villages IV development

plan area. The site is bounded on the south by Wolf Village Drive and adjacent single family planned lots in the Parkwood at Wolf Ranch subdivision. The site is bounded along the east by both single family lots in the Villages II subdivision and by the Ranch Creek Elementary School.

NATURAL FEATURES
The property to be developed is a parcel of land exhibiting slopes ranging in steepness from 2% to 6%. The property is vegetated entirely with native grasses. The property's natural drainage is to the south and west. There is an existing manmade regional detention pond located in the southwest corner of the parcel. No significant natural features are located on this property. The majority of the property has been previously over-lot graded. The property is located in the Cottonwood Creek Drainage Basin.

LAND USE
The proposed uses within this development will be one and two story single-family residences with square footages ranging from 2,500 to 7,000 sf.; each residence will have a minimum of a 2-car garage. All lots located along Tutt Blvd. will be restricted to single-story level homes to help reduce massing for existing residents east of the property. The average lot size will be 8,432 sf.

LOT LANDSCAPES
Each individual lot will have a landscape package that will help insure that the landscape is installed within 3 months after the home is complete. This landscape package will help to provide a finished look to the neighborhood at an earlier date and will provide less disruption to the future residents.

VEHICULAR CIRCULATION
This project will be served from two separate access locations off of Wolf Village Drive, a previously approved collector street adjacent to the south boundary subdivision. One additional access will be off of Leon Young Drive, a previously approved residential street adjacent to the north boundary of the subdivision. No street outlets will be provided to Tutt Blvd. Driveway access to Tutt Blvd will only be allowed to four homes out of the total 74 lots. City standard streets will be used throughout the project.

DEVELOPMENT SCHEDULE
The development of this project is anticipated to begin in the summer of 2014.
The anticipated build-out would be approximately 2 years, dependent upon market conditions.

SUMMARY
The relocation of the community park will have no adverse effects on the master plan and could benefit the city and school district, by allowing for possible future facility sharing. The addition of the new neighborhood park which will be constructed with the subdivision will benefit the adjacent neighborhoods by bringing the community a much needed recreational area in the short term. The development plan and plat will be in conformance with the Wolf Ranch Master Plan as amended. The project is compatible with adjacent planned and existing subdivisions. Lot development and home construction will be performed per the Wolf Ranch PUD Design Guidelines contained within the approved PUD documents.

FIGURE 2

COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

PARKS AND RECREATION ADVISORY BOARD

Date: May 8, 2014

Item Number: Action Item #1

Item Name: **Request on Behalf of Nor'wood Development to Approve the Proposed Wolf Ranch Master Plan Amendment**

BACKGROUND:

Nor'wood Development has requested a major amendment to the Wolf Ranch Master Plan. The proposed Master Plan Amendment includes relocation of the master planned community park site to an alternative location within the Wolf Ranch Master Plan area. The proposed amendment does not include or require any changes in parkland dedication requirements. Exhibit A depicts the proposed Wolf Ranch Master Plan Amendment. Exhibit B depicts the current Wolf Ranch Master Plan.

The Wolf Ranch Master Plan was originally approved in 2001 and has been amended several times, including a minor adjustment in the location of the master planned community park site in 2005. In 2005 the School District 20 K-12 campus was moved from the west side of the master plan to its current location at the southeast corner of the Wolf Ranch Master Plan. In 2005 the Parks Board approved Nor'wood Development's request to adjust the location of the community park site due to the relocation of the K-12 school campus (Exhibit C).

The current community park site and the proposed community site are owned by Nor'wood Development. The current community park site has not been dedicated to the City; therefore, the City does not have an ownership interest in the existing park site. As required in the Wolf Ranch Annexation Agreement and District Service Plan, Nor'wood Development is responsible for dedicating a community park site to the City.

The Wolf Ranch Master Plan Amendment is being administered through the City's Land Use Review Department. A public meeting was held within the Wolf Ranch neighborhood at the Ranch Creek Elementary School on March 12, 2014. The Parks and Recreation Advisory Board will consider the proposed Master Plan Amendment on May 8, 2014. This item is expected to be considered by Planning Commission on July 17, 2014. It is anticipated that City Council will consider the proposed Master Plan Amendment in August 2014.

In accordance with Colorado Springs City Code, 4.1.105, the Parks and Recreation Advisory Board "shall coordinate its work with that of the Colorado Springs Planning Commission so that both shall be working for the accomplishment of the same general purposes with reference to park, trail, open space and recreation development." (Ord. 1757; 1968 Code §1-159; Ord. 88-265; Ord. 97-99; Ord. 01-42)"

CURRENT STATUS:

Nor'wood Development has submitted to the Planning and Community Development Department a Major Master Plan Amendment to the Wolf Ranch Master Plan (Exhibit A). The current Wolf Ranch Master Plan identifies a 26.31-acre community park site near the intersection of Tutt Blvd. and Wolf Village Drive. The Master Plan Amendment proposes an alternative location for the community park to be located along Cottonwood Creek just south of Research Parkway, adjacent to the proposed School District 20 K-12 campus.

The current community park site is proposed to be developed with 74 new single family lots, as well as an additional metro district park site, open space and wetland/stormwater detention pond. The additional metro district park site is to be built by Nor'wood Development and owned and maintained by the Old Ranch Metropolitan District.

The Wolf Ranch Master Plan area is projected to include a maximum of 8,160 residential units. Parkland dedication requirements at the master plan level are based upon the average density of each planned density area. The average density of each planned area results in a projection of approximately 7,372 units within the Wolf Ranch Master Plan area. Approximately 5,434 units will be developed at a density less than 8 units per acre requiring parkland dedication of 0.02325 acres per unit. Approximately 1,947 units will be developed at a density greater than 8 units per acre requiring parkland dedication of 0.01650 acres per unit. Based upon the average densities and number of projected residential units, the total parkland dedication requirement for the Wolf Ranch Master Plan area is projected to be 158.48 acres.

The proposed Wolf Ranch Master Plan Amendment includes 26.97 acres of neighborhood parkland, a 25.47 acre community park, and 267.13 acres of open space and trail corridors (only partial credit is given for open space and trail corridor dedication). In addition, the Master Plan identifies 11.32 acres of metro district pocket parkland (no parkland credit is given for the metro district pocket parks). Consistent with the current Wolf Ranch Master Plan, the proposed Master Plan amendment includes five public neighborhood parks and one public community park site. In accordance with the adopted 2005 Wolf Ranch Master Plan, the City is responsible for constructing and maintaining three of the neighborhood parks and the community park. The Old Ranch Metropolitan District is responsible for constructing and maintaining two neighborhood parks, the open space areas, trail corridors and pockets parks within the Wolf Ranch Master Plan area. (Attachment D).

Dedication of the five neighborhood parks, the community park, trails corridors and open space areas will meet the required park land dedications within Wolf Ranch. Several additional parks exist within the Wolf Ranch Master Plan that are metro district pocket parks. The pocket parks are constructed and maintained by the Old Ranch Metropolitan District for the benefit and enjoyment of District residents and the general public, but do not receive park credit.

The 2000 Parks, Recreation and Trails Master Plan provides a framework for decision making for planning community parks throughout the City. In accordance with the current Parks, Recreation and Trails Master Plan,

> *"Community parks are generally 25 to 100 acres in size and are intended to serve the needs of several neighborhoods as well as community-wide needs. Community parks provide active recreational facilities such as athletic fields, swimming pools, community recreation buildings and/or other special features that cannot be readily accommodated in neighborhood parks. In addition to the highly developed sports facilities, community parks typically provide large areas for open play, walking, and other non-programmed uses. There is currently, however, no restriction on the amount of facilities development that can occur within a community park setting. The service radius for community parks*

is considered to be 2.0 miles, as these parks are intended to serve a much larger area than neighborhood parks."

The 2000 Parks, Recreation and Trails Master Plan identified the following standards for community park sites:

Community Park Purpose/Function: *Community parks should service as a focal point for community wide activities and provide facilities that are less appropriate for neighborhood parks due to noise, lights, traffic, etc… Often opportunities exist to reserve large group picnic areas. Should maintain a balance between programmed sports facilities and other community activities such as gardens, plazas, etc…*

Community Park Site Characteristics: *Sports and facilities and other athletically programmed areas should be limited to a maximum of 50% of the total park area, including parking. Portions of the site should have gentle sloping topography to accommodate active sports fields and open turf areas for passive recreation*

Community Park Service Area/Access: *Community parks should have a 2.0 mile service radius; parkland standard of 3.0 acres/1000 people, good access from an arterial street and direct access to regional trail system.*

Status of current community park ownership throughout the City*:* The City currently owns and maintains seven developed community parks: America the Beautiful Park, Cottonwood Creek Park, Memorial Park, Monument Valley Park, Quail Lake Park, Rampart Park, and Wilson Ranch Park. In addition, the City owns and maintains one partially developed community park: Coleman Park. The City currently owns two undeveloped community park sites (Venezia and Skyview) One additional undeveloped community park site (Banning Lewis Ranch Community Park) is to be owned, constructed and maintained by a special district. Three future community park sites are identified within existing development master plans including: Wolf Ranch Master Plan, Flying Horse Master Plan and Indigo Ranch. These three community park sites are not owned by the City but are planned to be dedicated to the City in the future. (See attached chart for additional information).

Community Parks	Status	Date Acquired	Acreage
America the Beautiful Park	Developed	2003	16.90
Norman Coleman Park	Partially developed	1995	54.01
Cottonwood Creek Park	Developed	1985	77.13
Flying Horse Park	*Proposed*	*	*20.94*
Indigo Ranch Park	*Proposed*	*	*15.26*
Memorial Park	Developed	1912	196.07
Monument Valley Park	Developed	1907	153.33
Quail Lake Park	Developed	1974	113.02
Rampart Park	Developed	1984	78.44
Sky View Park	Undeveloped	2005	20.36
John Venezia Park	Undeveloped	2006	29.51
Wilson Ranch Park	Developed	1997	11.44
Wolf Ranch Park	*Proposed*	*	*26.31*

*Indicates Master Planned Community parks not owned by the City

Status of City park development: The City has a backlog of park development needs. Development costs for community parks typically range from $200,000-$300,000 per acre,

suggesting a total estimated cost of $27-$41 million to complete the current list of community parks. Development of these community park sites is subject to the availability of capital funding for park construction and availability of ongoing maintenance funding. Venezia Community Park has been prioritized as the next community park to be developed by the City. The Parks Department engaged the Briargate community in a public master plan process to develop a vision for Venezia Park in 2007-2008. Construction of Venezia Park was slated to begin in 2009, but challenging economic times coupled with funding cuts delayed construction. Funding to develop and maintain this priority park remains uncertain.

The City has two sports complex sites that are owned by the City but not yet developed (Ochs Sports Complex and Tutt Sports Complex) with an estimated construction cost of approximately $20 million.

Sports Complexes	Status	Date Acquired	Acreage
Gossage Youth Sports Complex	Developed	1992	36.85
Lawrence Ochs Sports Complex	Undeveloped	2003	60.32
Sky View Adult Softball Complex	Developed	1990	40.95
Tutt Sports Complex	Undeveloped	2000	22.20
Leon Young Youth Ballfield Complex	Developed	1986	24.89

Furthermore, the City has several neighborhood park sites located across the community and one large regional park (Jimmy Camp Creek Park) that are undeveloped.

Given the current backlog of park development and limited capital and operating revenue, it is highly unlikely that Wolf Ranch Park Community Park will be developed in the near future.

Status of current parkland dedication at Wolf Ranch: Approximately 15% of the Wolf Ranch Master Plan area has been developed. As of the end of April 2014, approximately 1,238 residential units have been platted (or approved), requiring a total parkland dedication of approximately 27.93 acres. To date one public neighborhood park site has been dedicated to the City (Westcreek Park), comprised of 5.41 acres. In addition, approximately 8.32 acres of district owned and maintained parkland has been provided by Nor'wood Development. The remaining parkland dedication requirement for the Wolf Ranch Master Plan will be met in a manner consistent with the approved Wolf Ranch Master Plan.

Summary of Current Platted Lots within Wolf Ranch

Lots on the ground 1238
- Density less than 8 du/acre – 1,111 lots
- Density greater than 8 du/acre – 127 lots

Approved – not yet platted
- Density less than 8 du/acre – 43 (Villages at Wolf Ranch filing no 24)
- Density greater than 8 du/acre – 43 (Townhomes at Wolf Ranch Phase 1)

Timing of park land dedication: The City Zoning Code does not specify when land should be dedicated (transferred) to City ownership. Land dedication for neighborhood parks is typically delayed until such time that adjacent streets and surrounding residential areas are platted. Dedication of community park sites and the transfer of property to City ownership is typically delayed until such time as the City is prepared to develop the park or the master plan area is nearing full build-out. As a general rule, the City delays acceptance of vacant parkland to reduce liability and maintenance expenses.

Evaluation of proposed Master Plan Amendment:
Park staff has evaluated the Wolf Ranch Master Plan Amendment and the proposed community park site location per the criteria established within *The 2000 Parks, Recreation and Trails Master Plan*. For evaluation purposes, this analysis includes a comparison to the current community park location.

Ownership of Current and Proposed Community Park Sites:
The current community park site and the proposed community site are owned by Nor'wood Development Group.

Site Analysis:
Vehicular Access – Exhibit D

Proposed site--
Vehicular access to the proposed community park site is via Research Parkway. Research Parkway is a principle arterial with direct access to Powers Boulevard to the west and future direct access to Black Forest Road to the east. Research Parkway does not currently extend to the proposed park site. Nor'wood Development has committed to extend Research Parkway to the proposed community park site, at the request of the Parks Department, prior to development of the park site or within six months of the Department's request.

Current site--
Vehicular access to the existing community park site is via Tutt Boulevard and Wolf Ranch Drive. These two residential streets connect to Research Parkway (major arterial) to the south and Cordera Parkway (minor arterial) to the east. Traffic volumes generated by the adjacent elementary school on Tutt Boulevard currently result in high traffic congestion before and after school. Given the amount of traffic typically generated by community park sites, direct access onto a principle arterial is preferred.

Pedestrian/Trail Access – Exhibit E

Proposed site--
Pedestrian/trail Access to the proposed community park site is via the planned Cottonwood Creek Trail and Research Boulevard Trail. The Cottonwood Trail is a Tier I Trail Corridor that provides connections to the regional trail system. Additional neighborhood connections within Wolf Ranch, as well as the Powers Corridor Trail (Cordera Trail) provide a network of trails that will provide trail access to the proposed community park site.

Current site--
Pedestrian/trail access to the existing community park site is via the Powers Corridor Trail (Cordera Trail) as well as a network of trails within the Wolf Ranch and Cordera Master Plans. The Powers Corridor Trail is identified as a Tier II Trail.

Both park sites afford good trail access. The proposed community park site offers superior regional trail access. The current community park site affords superior neighborhood trail access. Both park sites will also be connected to surrounding neighborhoods via an extensive network of sidewalks.

Adjacent Land Use

Proposed site--

The proposed park site is bordered by Research Parkway to the north, a School District 20 K-12 campus to the east, a tributary of Cottonwood Creek and open space to the west, and a second tributary of Cottonwood Creek to the south. The proposed community park location provides adequate buffering from the lights, noise, and traffic typically associated with community parks – especially for late night ball games or community wide events. Issues associated with park users parking in residential areas would be very limited.

The adjacent open space along the west and south boundaries of the proposed community park site offer expanded open space related recreation opportunities such as nature trails, environmental interpretation, bird watching, etc... The adjacent open space increases the effective acreage of the proposed community park site by approximately 75%, increasing opportunities for both passive and active recreation.

The School District 20 K-12 campus, located immediately to the east of the proposed community park site, affords partnership and shared use opportunities. These opportunities may include shared parking, shared sports field use, etc. Park staff has met with District 20 and confirmed the District's interest in jointly exploring shared use opportunities to minimize capital investment costs and decrease long term operational costs for both the school district and the City.

Current site—

The existing park site is bordered by residential development to the north and south, residential and elementary school to the east, and residential to the west. Park users are likely to park on residential streets. The contextual land use of the existing park site is well suited for a neighborhood park. The proposed community park site offers superior buffering from the lights, noise and traffic typically associated with community parks.

Current Uses

Proposed site—

The proposed community park site is vacant and largely undisturbed. Some limited social use occurs by adjacent neighbors.

Current site—

The existing community park site is vacant with some disturbance due to grading. A well-used neighborhood dog park is established on the property. The dog park was permitted by Nor'wood Development and constructed through local volunteer efforts.

Vegetation and soils

Proposed site—

Vegetation and Soils: The proposed community park site is comprised of native grasses and limited shrubs. The adjacent open space includes riparian corridors. Soils are predominantly sandy and acceptable for park development. (Exhibit F)

Current site—

Vegetation on the existing community park site is predominately native grasses with significant disturbed areas due to past grading. Soils on the existing community park site are also predominantly sandy and acceptable for park development. (Exhibit G)

Topography – Exhibit H

Proposed site—

The proposed community park site is largely flat, with a gentle slope to the south. The average gradient on the proposed park site is 3.5%. The gentle sloping topography of the proposed park site is well suited to accommodate active sports fields and open turf areas for passive recreation.

Current site—

The existing community park site is undulating. The average gradient on the existing park site is 5%. The existing community park site is conducive to the development of active sports fields and open turf areas but will require additional grading.

Utility Connections:

Proposed site—

The proposed park site will be served by future water and electrical utility extensions in Research Parkway. The proposed park site and School District 20 K-12 campus will be served by a sanitary sewer extension from the south (in the vicinity of Cow Poke Road) Nor'wood Development has committed to extending all necessary utilities to the proposed community park site, at the request of the Parks Department, prior to development of the park site or within six months of the Department's request.

Current site—

The existing community park has all necessary utilities (water, waste water, and electric) readily available within the existing adjacent neighborhood streets (Tutt Blvd. and Wolf Ranch Drive).

Views –

Both sites offer excellent views predominantly to the west and south.

Service Area Analysis:

In accordance with the *2000 Parks, Recreation and Trails Master Plan*, community parks are intended to serve residents within a 2-mile service radius of a community park site. Each community park site is intended to serve 8,042 acres. Available Census and GIS data is used to estimate and evaluate existing and projected population, density of development, and gaps in service.

Current Residents/Population within 2-mile Service Area:

Census Data (2010) was analyzed to determine the number of existing residents and future residents within the 2-mile service radius for the proposed community park site. The Census blocks provide an average number of residents within a given area. Since the areas covered by the Census blocks do not exactly correspond with the limits of the 2-mile service radius, Census blocks were truncated at the edges of the 2-mile service radius and remaining proportions of the Census blocks were proportionally used to estimate the number of residents within the service radius.

Proposed Community Park Site: Using available GIS tools and 2010 Census data, the existing population currently residing within the proposed community park site service area is approximately 18,875. (Exhibit I)

Current Community Park Site: Using available GIS tools and 2010 Census data, the existing population within the current community park site service area park is approximately 27,432. (Exhibit J)

Population Projections in Undeveloped Areas within 2-mile Service Area:

Within the 2-mile service radius for the proposed community park site are numerous undeveloped, master planned residential developments. Using GIS tools and data gathered from multiple development master plans within the 2-mile community park service radius, the number of future residents within the service radius can be projected. It is important to note that portions of the community park service area include unincorporated areas outside the current City limits. Development data is not available within these areas to estimate the number of future residents in unincorporated areas. It should be noted that these unincorporated areas may be annexed into the City at some point in the future and developed at higher densities than currently exist. (Exhibit K)

Proposed Community Park Site: Based upon available information, the number of future residents within the proposed community park site service area is projected to be 16,962.

Current Community Park Site: Using the same methodology and available data, the number of future residents within the current community park site service area is projected to be 16,467.

Total Population Projections within 2-mile Service Area:

Proposed Community Park Site: Based upon current available data, the total number of existing residents and future residents in master planned areas within the proposed community park site service radius is estimated to be 35,836.* or an estimate density of approximately 4.6 residents per acre.

Current Community Park Site: The total number of existing residents and future residents in master planned areas within the current community park site service radius is estimated to be 43,899* or an estimate density of 5.5 persons per acre.

Service Area Overlap with Other Community Park Sites (Exhibit L)

Proposed Community Park Location:

A portion of the proposed park site area overlaps with the service areas of other community park sites in the community. The closest other community park, Indigo Ranch Park site, is located approximately 9,980 feet from the proposed community park site. Residents that live in these overlapping service areas are already being served by other park sites (existing and future). The portion of the proposed community park site that does not overlap with other community park sites is approximately 3,506 acres. The existing and projected population projected to live within this otherwise unserved area is estimated to be 16,126* residents.

Current Community Park Site:

A portion of the current park site area overlaps with the service areas of other community park sites in the community. The closest other community park, Venezia Community Park site, is located approximately 8,260' from the current community park site. Nearly ½ of the current community park service area overlaps with the Venezia Community Park service area. Residents that live in these overlapping areas are already being served by other park sites (existing and future). The portion of the current community park site that does not overlap with other community park sites is approximately 3,038 acres. The existing and projected population projected to live within this otherwise unserved area is estimated to be 15,907* residents.

*Note this project population estimate could increase substantially if portions of the 2-mile service area that are currently outside the City limits were annexed and developed at a higher density.

Summary of Service Analysis:

A greater number of existing and future residents are projected to live within the service area of the current community park site; however, the proposed park site will provide service to more existing and future residents that are not currently being served by other community park sites.

Public Process:

The public input process for this proposed Master Plan Amendment is being administered through the City's Land Use Review Department. A public meeting was held within the Wolf Ranch neighborhood at the Ranch Creek Elementary School on March 12, 2014. Post cards were sent to addresses within 1,000 ft. of both the current park site and the proposed park site. The site has been posted with signs identifying the proposed Master Plan Amendment with meeting dates and locations. The Land Use Review Department has been receiving comments from the neighborhood and surrounding community. (Exhibit M)

The Parks and Recreation Advisory Board will consider the proposed Master Plan Amendment on May 8, 2014. The Parks and Recreation Advisory Board meeting provides an opportunity for public comment. Post cards have been sent to addresses within 1,000 ft. of both the current and proposed community park sites. Signs were posted at the current community park site and the proposed park site in advance of the Board meeting. In addition, Nor'wood Development has posted meeting notifications on social media networks within the Wolf Ranch Development regarding the May 8, 2014 Parks and Recreation Advisory Board Meeting.

This item is expected to be considered by Planning Commission on July 17, 2014. It is anticipated that City Council will consider the proposed Master Plan Amendment in August 2014. The Planning Commission Meeting and City Council Meeting provide additional opportunities for public comment.

City staff has received numerous comments, both in favor and in opposition to the proposed Master Plan Amendment. The majority of comments received from neighbors who reside in close proximity to the current community parks site have expressed strong opposition to the proposed master plan amendment. All comments received to date are attached for the Board's review. (Exhibit M)

FIGURE 3

STAFF RECOMMENDATION:

Staff has reviewed the proposed Master Plan Amendment and evaluated the proposed community park site. The proposed community park site substantially meets the goals and objectives of the 2000 Parks, Recreation, Trails and Open Space Master Plan. The proposed community park site is suitable for future park development – offering advantages such as proximity to open space, buffers from adjacent residential areas, and potential shared uses with the adjacent School District 20 K-12 campus. The proposed park site will serve a significant number of existing and future residents within the 2-mile service radius, including an estimated 16,126 residents that are not currently being served by other community park sites.

Staff has reviewed the proposed Wolf Ranch Master Plan Amendment and recommends approval of the location of the proposed community park site.

ACTION NEEDED BY THE BOARD:

A motion approving the location of the proposed community park site as proposed within the Wolf Ranch Master Plan Amendment.

PARTIES NOTIFIED OF THIS MEETING:

Meggan Herrington, City Development Review
Ralph Braden, Nor'wood Development
Jim Nass, Nass Design Associates
Public Notification via Post Card Mailing and Sign Posting

Attachment A - Vicinity Map
Attachment B: Wolf Ranch Development
Attachment C: City and Metro District Parks
Exhibit A: Proposed Wolf Ranch Master Plan
Exhibit B: Current Wolf Ranch Master Plan
Exhibit C: Parks and Recreation Advisory Board Minutes – May 2005
Exhibit D: Vehicular Access
Exhibit E: Pedestrian/Trail Access
Exhibit F: Vegetation and Soils, Proposed Site
Exhibit G: Vegetation and Soils, Current Site
Exhibit H: Topography
Exhibit I: Park Service Area- Proposed Site
Exhibit J: Park Service Area – Current Site
Exhibit K: Service Area – Undeveloped Area
Exhibit L: Service Area Overlap
Exhibit M: Public Comments

ACTION ITEMS

1. **Request on Behalf of Nor'wood Development to Approve the Proposed Wolf Ranch Master Plan Amendment**

Chris Lieber, Manager of Design, Development and TOPS, introduced Meggan Herrington, Principal Planner with City Development Review, who provided a PowerPoint presentation regarding the proposed master plan amendment. (See attached presentation)

Nor'wood Development has requested a major amendment to the Wolf Ranch Master Plan. The proposed Master Plan Amendment includes relocation of the master planned community park site to an alternative location within the Wolf Ranch Master Plan area. The proposed amendment does not include or require any changes in parkland dedication requirements.

The Wolf Ranch Master Plan was originally approved in 2001 and has been amended several times, including a minor adjustment in the location of the master planned community park site in 2005. In 2005 the School District 20 K-12 campus was moved from the west side of the master plan to its current location at the southeast corner of the Wolf Ranch Master Plan. In 2005 the Parks Board approved Nor'wood Development's request to adjust the location of the community park site due to the relocation of the K-12 school campus.

The current Wolf Ranch Master Plan identifies a 26.31-acre community park site near the intersection of Tutt Boulevard and Wolf Village Drive. The Master Plan Amendment proposes an alternative location for the community park to be located along Cottonwood Creek just south of Research Parkway, adjacent to the proposed School District 20 K-12 campus.

The current community park site and the proposed community site are owned by Nor'wood Development. The current community park site has not been dedicated to the City; therefore, the City does not have an ownership interest in the existing park site. As required in the Wolf Ranch Annexation Agreement and District Service Plan, Nor'wood Development is responsible for dedicating a community park site to the City.

The proposed Wolf Ranch Master Plan Amendment includes 26.97 acres of neighborhood parkland, a 25.47 acre community park, and 267.13 acres of open space and trail corridors (only partial credit is given for open space and trail corridor dedication). In addition, the Master Plan identifies 11.32 acres of metro district pocket parkland (no parkland credit is given for the metro district pocket parks). Consistent with the current Wolf Ranch Master Plan, the proposed Master Plan amendment includes five public neighborhood parks and one public community park site. In accordance with the adopted 2005 Wolf Ranch Master Plan, the City is responsible for constructing and maintaining three of the neighborhood parks and the community park. The Old Ranch Metropolitan District is responsible for constructing and maintaining two neighborhood parks, the open space areas, trail corridors and pockets parks within the Wolf Ranch Master Plan area.

Dedication of the five neighborhood parks, the community park, trails corridors and open space areas will meet the required park land dedications within Wolf Ranch. Several additional parks exist within the Wolf Ranch Master Plan are metro district pocket parks. The pocket parks are constructed and maintained by the Old Ranch Metropolitan District for the benefit and enjoyment of District residents and the general public, but do not receive park credit.

Given the current backlog of park development and limited capital and operating revenue, it is highly unlikely that Wolf Ranch Park Community Park will be developed in the near future by the Parks Department.

The Wolf Ranch Master Plan amendment is being administered through the City's Land Use Review Department. A public meeting was held within the Wolf Ranch neighborhood at the Ranch Creek Elementary School on March 12, 2014. Post cards were sent to addresses within 1,000 ft. of both the current park site and the proposed park site. The site has been posted with signs identifying the

proposed Master Plan Amendment with meeting dates and locations. The Land Use Review Department has been receiving comments from the neighborhood and surrounding community.

The Parks and Recreation Advisory Board meeting also provides an opportunity for public comment. Meeting notices were sent to neighbors and signs were posted at both locations (current and proposed park sites) in advance of this meeting. In addition, Nor'wood Development had posted meeting notifications on social media networks within the Wolf Ranch Development regarding this meeting.

This item is expected to be considered by the Planning Commission on July 17, 2014. It is anticipated that City Council will consider the proposed Master Plan Amendment in August 2014.

City staff has received numerous comments, both in favor and in opposition to the proposed Master Plan Amendment. The majority of comments received from neighbors who reside in close proximity to the current community park site have expressed strong opposition to the proposed master plan amendment. All comments received to date were included in the Board packet.

Staff has reviewed the proposed Master Plan Amendment and evaluated the proposed community park site. The proposed community park site substantially meets the goals and objectives of the 2000 Parks, Recreation, Trails and Open Space Master Plan. The proposed community park site is suitable for future park development – offering advantages such as proximity to open space, buffers from adjacent residential areas, and potential shared uses with the adjacent School District 20 K-12 campus. The proposed park site will serve a significant number of existing and future residents within the two-mile service radius, including an estimated 16,126 residents that are not currently being served by other community park sites. Staff recommended approval of the location of the proposed community park site as presented.

Ralph Braden with Nor'wood Development provided a PowerPoint presentation. (See presentation)

Don Smith, Consultant for School District 20, was present at the meeting to provide answers to Board members' questions.

Citizens who spoke "FOR" the Wolf Ranch Master Plan Amendment included: Mary Ann Peterson; Yvette Berakis; and Grace Corrington.

Chair Hilaire announced that the Board will break at this time and when they return, they will go to the Ceremonial Item since that is a time certain item at 10:00 a.m. After that, the Board will resume with "Request on Behalf of Nor'wood Development to Approve the Proposed Wolf Ranch Master Plan Amendment" item.

Break: 9:51 a.m.
Reconvened: 10:05 a.m.

CEREMONIAL ITEM (at 10:00 a.m.)

- **Recognition of the Incline Friends**

Sarah Bryarly, Landscape Architect, recognized the Incline Friends for their support and donation for the Manitou Incline. Ms. Bryarly said that the Friends group hosted numerous volunteer projects; held several successful fundraising events; and were the #2 fundraiser through the 2013 Indy Give! campaign program.

On behalf of the Incline Friends, Sandy Yukman presented a check in the amount of $60,000 towards the Enhancement Project at the Incline and said that the Friends group will continue to work with the Parks Department. Tim Bergsten and Janice Black with the Incline Friends were also present at the meeting.

Ms. Bryarly said that the above donation will go into a Gift Trust account for the Incline.

1. **Request on Behalf of Nor'wood Development to Approve the Proposed Wolf Ranch Master Plan Amendment (Continued)**

Chair Hilaire reiterated the Board's purview on this item.

Citizens who spoke "AGAINST" the Wolf Ranch Master Plan Amendment included: Gayle Wentling; Kelly Peterson; John Zentner; Terry Owens; Ray Schindles; Randy Whittingdon; Laura Schofield; Cindy O'Connor; and Ji Young Smith.

Matt Veits, Keith Kirkby and Johnny Lee Smith, who were also against the Wolf Ranch Master Plan provided a PowerPower presentation. (See presentation)

The following citizens signed in to speak; however, they left the meeting prior to being called: Alex Tovar; Cecile Whittington; Justin Churchill; John Shirtz, Andrew Awtry; John Hart; Jon Rubinfeld; Jean Carlson; and Patty Kanaby.

John Maynard made a motion to approve the location of the proposed community park site as proposed within the Wolf Ranch Master Plan Amendment, incorporating the staff's recommendation. Motion seconded by Charles Castle.

Board member Maynard said that the reason for his motion is that "the vision that the Parks Board and staff have for a community park is different from what the residents have expressed for a park which would be located within their neighborhood. I believe that a community park should be developed much more intensively than what the residents would desire. Looking at features such as lighting, parking, traffic, noise, adult uses versus youth uses, programmed activities, including tournaments, etc., these are disruptive to neighborhoods when they are as close as where some of the neighbors attending this meeting are to this particular park."

Board member Maynard said that "it is important for community parks, whenever possible, to have arterial street access served by a traffic signal, which the proposed park has versus the existing park. I'm concerned from a park standpoint that if we were trying to develop this park and go through a neighborhood planning process we would not be able to develop this based on your input the way we think the community needs for it to be developed, and that's with a fairly intensive use. I see a lot of opportunity with the School District and more opportunity with the K-12 site than the elementary site. Infill sites are difficult and this is becoming an infill site. I would advise you that a certain number of single family homes, park and a trail system are better for you as a community than one that is a vacant lot that no one knows when it is going to be developed."

Board member Maynard said that when he visited this site without any information he had a totally different impression. He said that "the first impression was that a community park does not sit very well across from an elementary school site. Secondly, the street, Tutt Boulevard, I thought it was going to be an arterial street and the traffic calming that's there would promote a pedestrian access to the school, I thought that they were going to put another two-lanes on this instead of looking at Briargate Parkway. That's the vision which I had. There are fewer existing residents around the park today than anticipated. My number one concern is that Cordera trail needs to be connected to the elementary school because that's the service area of the school and to walk through an open field is probably inappropriate. There needs to be a formal connection and the sooner that happens, the better and I think there's a program now in place. Second question is how many existing residents will continue to have either open space or park adjacent to them and the proposal which I've seen from a developer, which is the purview of the City Planning Department addresses that to my satisfaction. I'm encouraged by the commitment by the developer to essentially perform on the Metropolitan District parks and those are the reasons why I support the change."

The Board voted on the above motion and carried by a 5 to 1 vote.

Ayes: Jackie Hilaire, Gary Feffer, Charles Castle, John Maynard, Hank Scarangella

FIGURE 3

Nays: **Alex Johnson**
Absent: **Scot Hume, Mina Liebert**

Break: 11:52 a.m.
Reconvened: 12:02 p.m.

NOTE: Board member Maynard left the meeting at 11:52 a.m. and returned at 12:30 p.m.

2. **Request to Site Two Pieces of Public Art on Property**
Paul Gesterling, Development Director for Pioneers Museum, said that the Downtown Partnership is coordinating two new donations of art pieces and was seeking approval from the Parks Board to place these pieces on Parks property in the Downtown area. The Public Art Commission reviewed and approved the donation requests at their May 6, 2014 meeting.

The two pieces were described as follows:

1) "Purple Coneflowers" by artist Christopher Weed is proposed to go in the Nevada Avenue median immediately west of City Hall. This is a memorial sculpture honoring Judy Noyes, a former City Council member and vocal advocate for the arts. The piece is the first planned purchase from the newly designated Judy Noyes Memorial Sculpture Purchase Fund. The fund is administered by Community Ventures, the non-profit board of the Downtown Partnership. Once the purchase is completed and the sculpture conveyed into the museum's outdoor sculpture collection, Community Ventures will also transfer the mandatory 10% maintenance fee.

2) "Play Date" by artist Melanie Piech is on display in Acacia Park as part of the current "Art on the Streets" exhibition. The sculpture and its location were selected as part of the jury process last spring. The artist has elected to donate the sculpture to the permanent collection when the exhibit ends in June. The sculpture is proposed to remain in its present location. The artist is conveying the sculpture directly into the public art collection and will pay the 10% maintenance fee.

Mr. Gesterling's PowerPoint presentation included full descriptions of both sculptures, along with images. (See presentation)

Charles Castle made a motion to accept the proposed locations for the above sculpture donations. Motion seconded by Alex Johnson and carried unanimously.

Ayes: **Jackie Hilaire, Gary Feffer, Charles Castle, Alex Johnson, Hank Scarangella**
Nays: **None**
Absent: **Scot Hume, Mina Liebert, John Maynard (absent during this item)**

3. **Camp Creek Drainage Project**
Kurt Schroeder, Manager of Park Operations and Development, presented this item.

Camp Creek originates in a large watershed severely burned in the 2012 Waldo Canyon Fire. The drainage corridor extends through Garden of the Gods Park and Rock Ledge Ranch Historic Site, then down the median of 31st Street through the Pleasant Valley neighborhood to a confluence with Fountain Creek near U.S. Highway 24.

Summer 2013 rains produced high water levels, significant erosion and debris deposits in Garden of the Gods and Rock Ledge Ranch. Runoff and debris produced by the storms also damaged the lining of the large concrete channel along 31st Street that carries the creek through the Pleasant Valley neighborhood. The existing channel lacks the capacity to handle a 100-year flood, and a large number of homes and businesses within the adjacent mapped flood plain are at risk of flooding during a large storm event. The concrete lining in portions of the channel along 31st Street is in poor

Attachment A

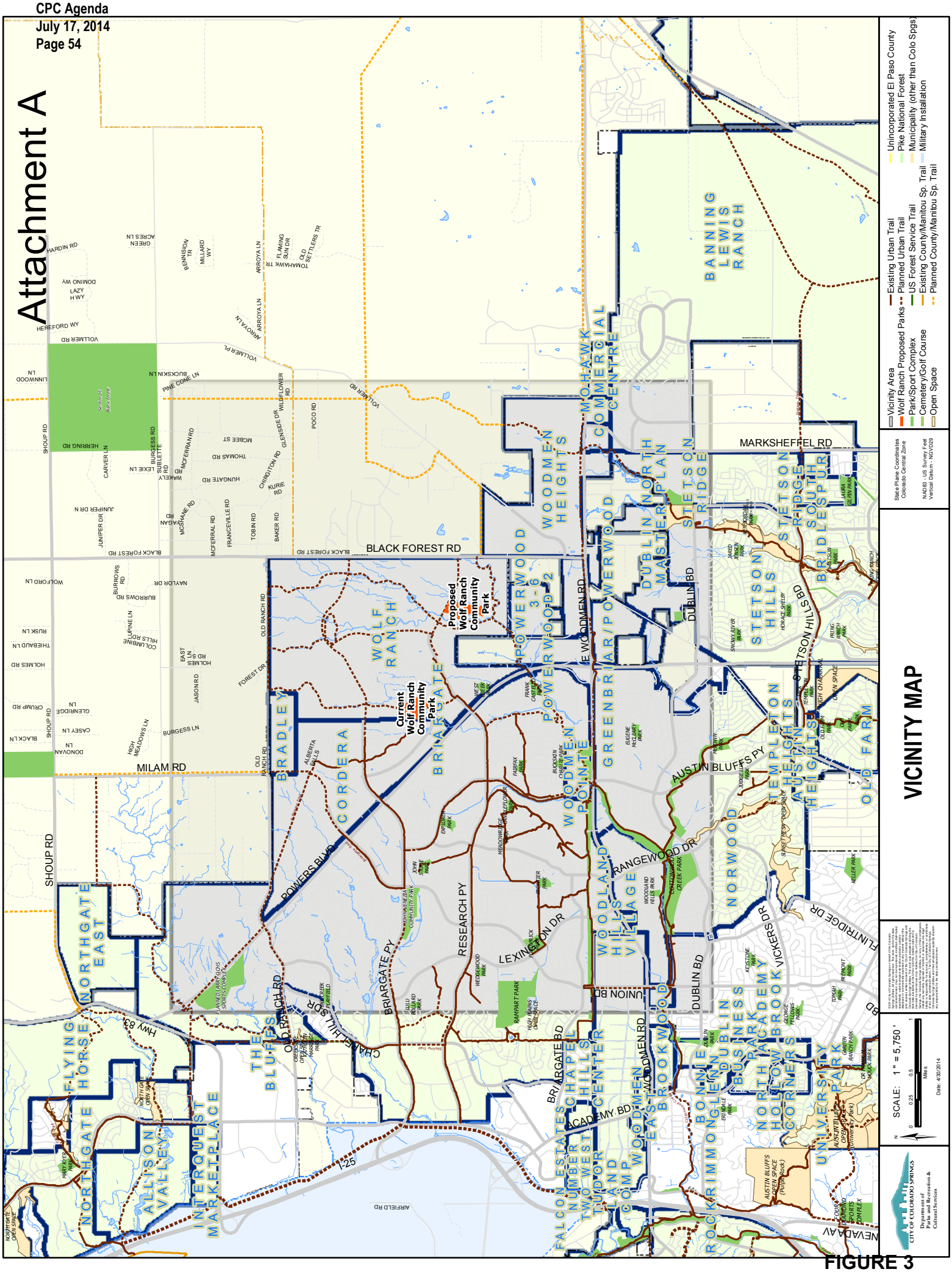


FIGURE 3

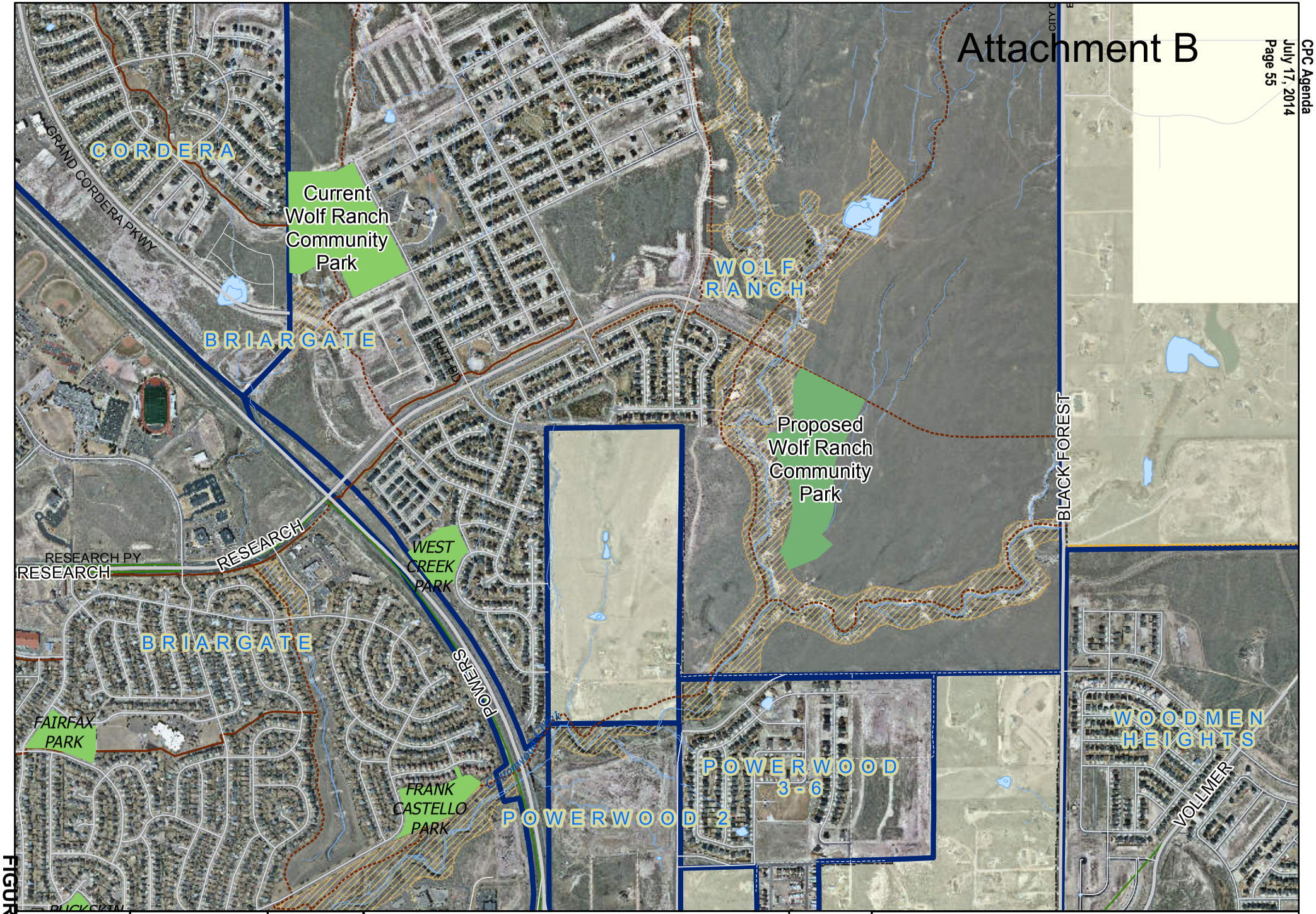


FIGURE 3

CITY OF COLORADO SPRINGS
Department of Parks and Recreation & Cultural Services

N
SCALE: 1 " = 1,250 '
0 250 500 1,000
Feet
Date: 4/30/2014

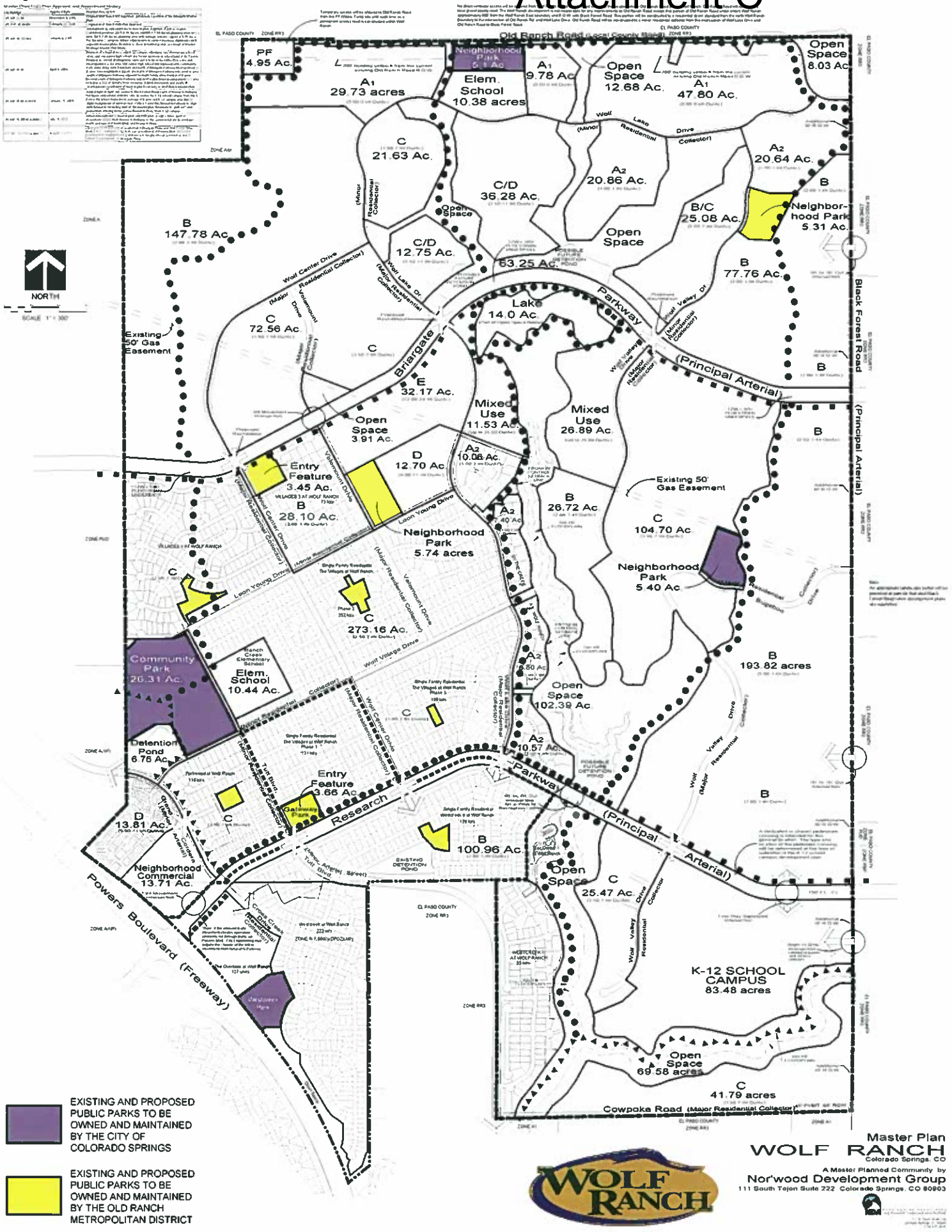
NORWOOD WOLF RANCH SERVICE AREA

State Plane Coordinates
Colorado Central Zone

NAD83 - US Survey Feet
Vertical Datum - NGVD29

- Park/Sport Complex
- Cemetery/Golf Course
- Open Space
- Proposed Community Park
- Proposed Neighborhood Park
- Proposed Open Space
- Master Plan Boundary
- Rivers and Streams
- Existing Urban Trail
- Planned Urban Trail
- US Forest Service Trail
- Existing County/Manitou Sp. Trail
- Planned County/Manitou Sp. Trail

Attachment C



EXISTING AND PROPOSED PUBLIC PARKS TO BE OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS

EXISTING AND PROPOSED PUBLIC PARKS TO BE OWNED AND MAINTAINED BY THE OLD RANCH METROPOLITAN DISTRICT

Master Plan
WOLF RANCH
Colorado Springs, CO

A Master Planned Community by
Nor'wood Development Group
111 South Tejon Suite 222 Colorado Springs, CO 80903

EXISTING AND PROPOSED PUBLIC PARK LANDS

FIGURE 3

Exhibit Exhibit B

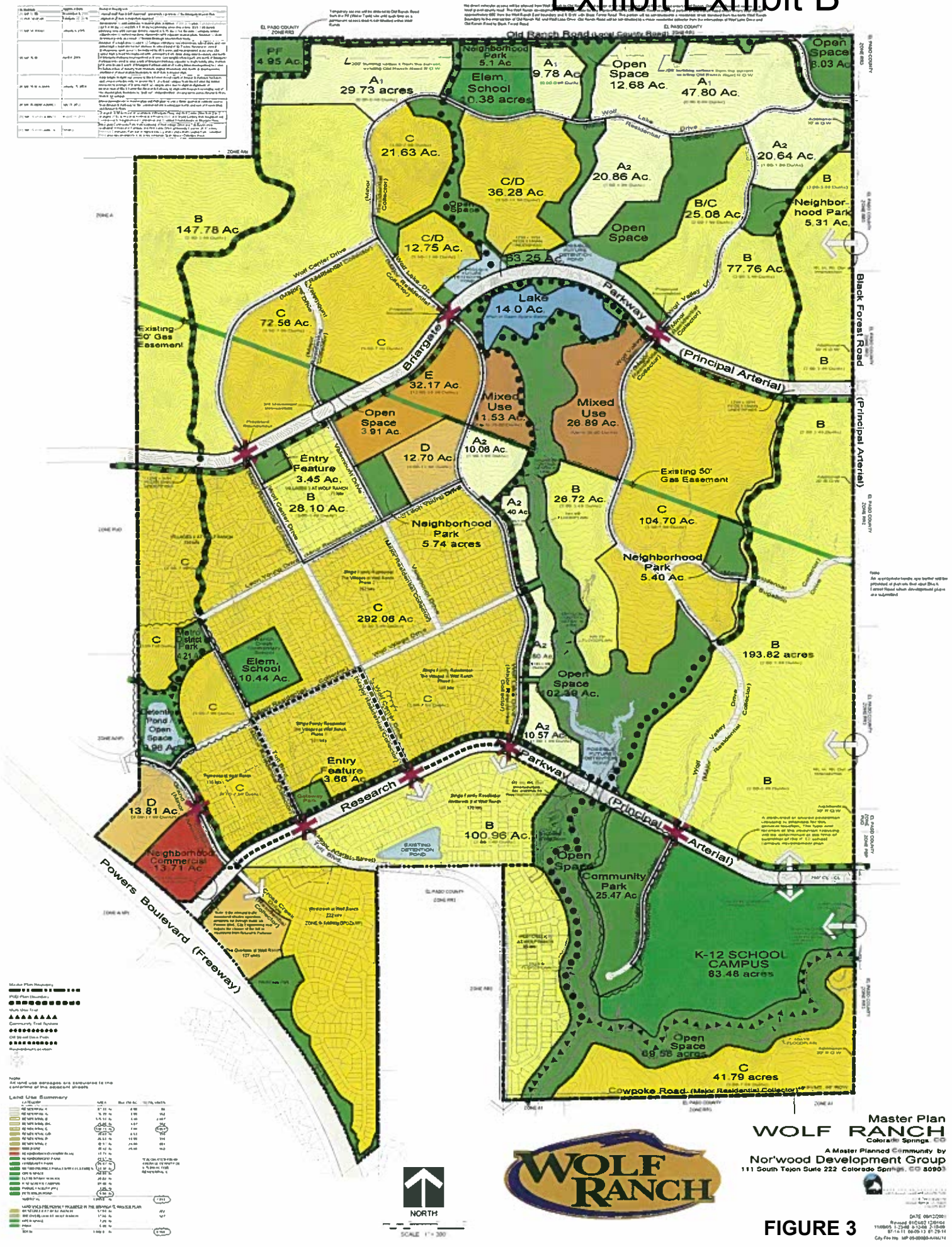


FIGURE 3

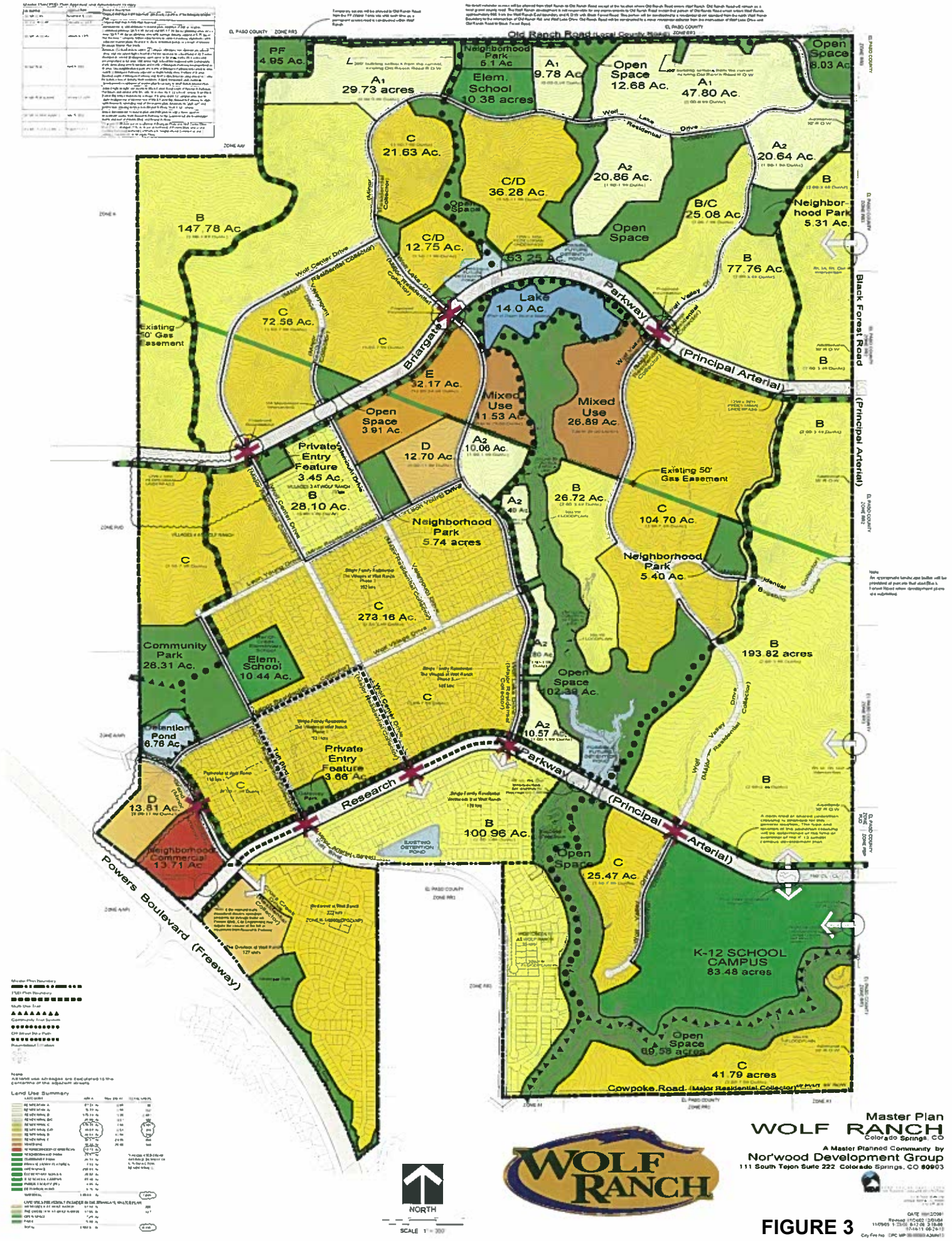

Old Ranch Road
PF
4.95 Ac.
Neighborhood Park
5.1 Ac
Elem. School
10.38 acres
A1
29.73 acres
A1
9.78 Ac
Open Space
12.68 Ac.
A1
47.80 Ac.
Open Space
8.03 Ac.
Wolf Lake Drive
Residential
C
21.63 Ac.
A2
20.86 Ac.
A2
20.64 Ac.
C/D
36.28 Ac.
B
147.78 Ac
B/C
25.08 Ac.
Neighbor-hood Park
5.31 Ac.
C/D
12.75 Ac.
Open Space
B
77.76 Ac
Wolf Center Drive
Residential Collector
Lake
14.0 Ac
Parkway
Black Forest Road
(Principal Arterial)
Existing 50' Gas Easement
C
72.56 Ac.
Briargate
E
32.17 Ac.
Mixed Use
11.53 Ac.
Mixed Use
26.89 Ac.
Open Space
3.91 Ac.
D
12.70 Ac.
A2
10.06 Ac.
Private Entry Feature
3.45 Ac.
B
28.10 Ac.
Neighborhood Park
5.74 acres
B
26.72 Ac.
C
104.70 Ac.
Neighborhood Park
5.40 Ac.
C
273.16 Ac.
Community Park
28.31 Ac.
Elem. School
10.44 Ac.
B
193.82 acres
Open Space
102.38 Ac.
Detention Pond
6.78 Ac.
A2
10.57 Ac.
Private Entry Feature
3.66 Ac.
Parkway
Research
(Principal Arterial)
D
13.61 Ac.
B
100.96 Ac.
Neighborhood Commercial
13.71 Ac
Powers Boulevard (Freeway)
Open Space
C
25.47 Ac
K-12 SCHOOL CAMPUS
83.48 acres
Open Space
69.58 acres
C
41.79 acres
Cowpoke Road
Major Residential Collector
Land Use Summary
NORTH
SCALE 1" = 300'
WOLF RANCH
Master Plan
WOLF RANCH
Colorado Springs, CO
A Master Planned Community by
Nor'wood Development Group
111 South Tejon Suite 222 Colorado Springs, CO 80903

FIGURE 3

Exhibit C

COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

PARKS AND RECREATION ADVISORY BOARD

Date: February 10, 2005

Item Number: Subdivision - Item #6

Item Name: Wolf Ranch Master Plan Amendment

BACKGROUND:

The Wolf Creek Master Plan was approved by the Parks, Recreation & Cultural Services Advisory Board on May 10, 2001. This 1,651 acre subdivision is located in the northeast area of the city. The master plan contained 21.2 acres of neighborhood parks and 311.6 acres of community parks/open space. The park dedication requirement is 151.66 acres for the current master plan.

CURRENT STATUS:

Due to Academy School District No. 20 changing several some school locations, the existing master planned park sites will need to be relocated as well. Norwood Development Group has revised the master plan and will present the proposed changes. Staff has reviewed the changes and agrees with the new master plan.

STAFF RECOMMENDATION:

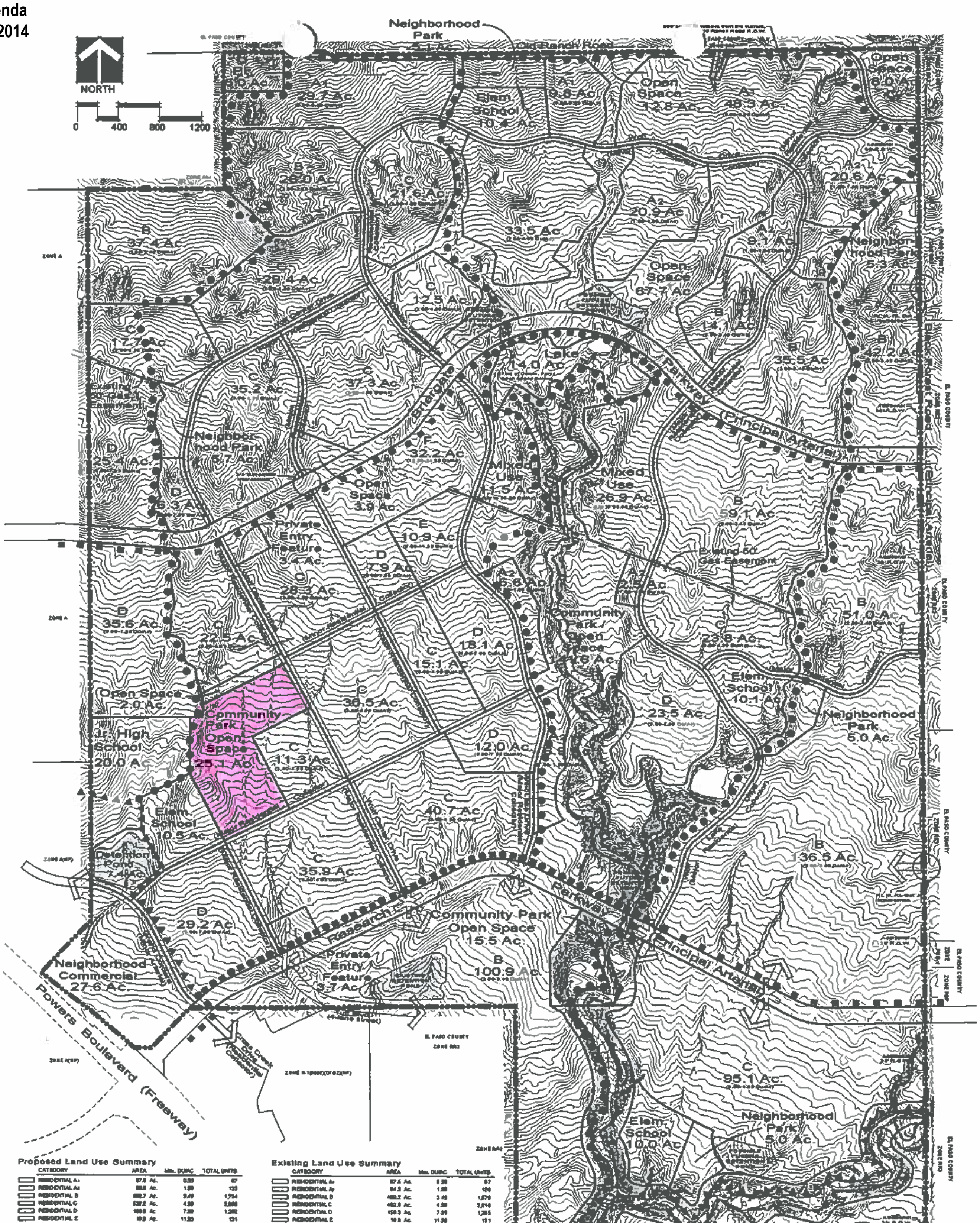
Staff recommends approval of the Wolf Creek master plan amendments as submitted.

ACTION NEEDED BY THE BOARD:

A motion to approve the Wolf Creek master plan amendments as submitted.

PARTIES NOTIFIED OF THIS MEETING:

Jim Nass, Nass Design Associates
Ralph Braden, Norwood Development Group



Proposed Land Use Summary

CATEGORY	AREA	Max. DU/AC	TOTAL UNITS
RESIDENTIAL A1	[illegible] Ac.	0.50	67
RESIDENTIAL A2	[illegible] Ac.	1.50	133
RESIDENTIAL B	[illegible].7 Ac.	3.49	1,734
RESIDENTIAL C	532.2 Ac.	4.50	2,[illegible]
RESIDENTIAL D	168.8 Ac.	7.50	1,262
RESIDENTIAL E	10.9 Ac.	11.50	131
RESIDENTIAL F	32.2 Ac.	24.50	806
MIXED USE	38.4 Ac.	25.00	960
NEIGHBORHOOD COMMERCIAL	27.6 Ac.		
NEIGHBORHOOD PARK	26.2 Ac.		
COMMUNITY PARK / OPEN SPACE	182.5 Ac.		
PRIVATE ENTRY FEATURES	7.1 Ac.		
OPEN SPACE	140.3 Ac.		
ELEMENTARY SCHOOL	41.0 Ac.		
MIDDLE SCHOOL	20.0 Ac.		
PUBLIC FACILITY (PF)	5.0 Ac.		
DETENTION POND	7.4 Ac.		
TOTAL	1,[illegible].7 Ac.		7,[illegible]

Existing Land Use Summary

CATEGORY	AREA	Max. DU/AC	TOTAL UNITS
RESIDENTIAL A1	57.5 Ac.	0.50	67
RESIDENTIAL A2	84.3 Ac.	1.50	126
RESIDENTIAL B	482.2 Ac.	3.49	1,679
RESIDENTIAL C	482.8 Ac.	4.50	2,016
RESIDENTIAL D	159.3 Ac.	7.91	1,265
RESIDENTIAL E	10.8 Ac.	11.50	131
RESIDENTIAL F	31.8 Ac.	24.50	797
MIXED USE	38.5 Ac.	25.00	963
NEIGHBORHOOD COMMERCIAL	16.4 Ac.		
NEIGHBORHOOD PARK	21.2 Ac.		
COMMUNITY PARK / OPEN SPACE	181.5 Ac.		
PRIVATE ENTRY FEATURES	7.6 Ac.		
OPEN SPACE	94.8 Ac.		
ELEMENTARY SCHOOL	30.8 Ac.		
MIDDLE SCHOOL	20.7 Ac.		
PUBLIC FACILITY (PF)	4.4 Ac.		
TOTAL	1,861.8 Ac.		7,857

Note:
All land use acreages are calculated to the centerline of the adjacent streets.

Multi-Use Trail
Community Trail System
Off Street Bike Path
Roundabout Location

Note:
An appropriate landscape buffer will be provided at parcels that abut Black Forest Road when development plans are submitted.

Master Plan
WOLF RANCH®
Colorado Springs, CO

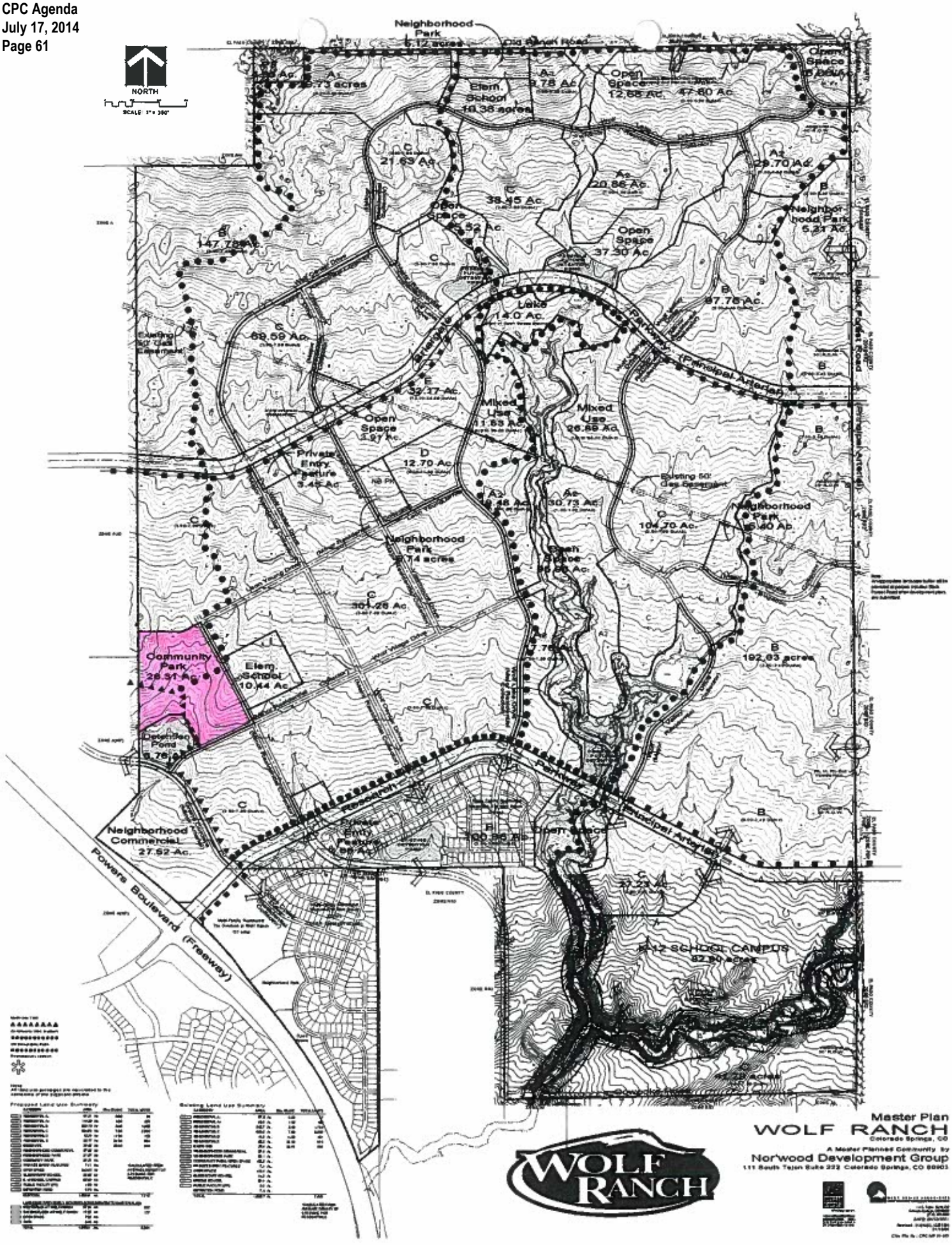
A Master Planned Community by
Nor'wood Development Group
4065 North Sinton Road Suite 200 Colorado Springs, CO 80907

DATE: 09/12/2001
Revised: 01/24/02,8/6/04

1110 S. Tejon Suite 201
Colorado Springs, CO 80903

EXISTING PLAN

FIGURE 3



PROPOSED PLAN

FIGURE 3

SUBDIVISION

Wolf Ranch Master Plan Amendment (Item #6)

Chris Lieber, Acting Manager of Design, Development and TOPS, briefly explained that the Wolf Creek Master Plan was approved by the Parks Board on May 10, 2001. This 1,651-acre subdivision is located in the northeast area of the city. The master plan contained 21.2 acres of neighborhood parks and 311.6 acres of community parks/open space. The park dedication requirement is 151.66 acres for the current master plan. Due to Academy School District No. 20 changing several school locations, the existing master planned park sites will need to be relocated as well.

Mr. Lieber introduced Jim Nass with the Nass Design Associate and Ralph Braden with the Norwood Development Group, who explained their revised master plan and presented the proposed changes. Staff has reviewed the changes and agrees with the new master plan.

Mr. Braden said that the Wolf Ranch Master Plan was approved in January 2002. Initially, the Wolf Ranch was annexed as a part of the Briargate Master Plan in the early 80's and this plan had included a high school site but the School District did not want it at that time. A year after the Wolf Ranch Master Plan was approved, the School District expressed that they did indeed need the school site. Since then, the Norwood and the School District have worked together and arrived at a concept site that would incorporate a K-12 Campus. The Norwood's concern was that they had to come up with the land for the school which they did not originally anticipate. Also, they had significantly over-dedicated in terms of park sites and open spaces. After reviewing their master plan to accommodate approximately 40-acre of school site while trying to maintain the overall level of density within the Wold Ranch and without affecting the integrity of the master plan, the have decided to cut back open space and relocate one of the neighborhood parks. However, the overall dedication of the park sites still shows that the Norwood still is over-dedicating to the City.

The Norwood still shows over-dedication for park and open space site in the overall requirement. But there has been some cutback on open space and one neighborhood park had to be relocated.

Jim Nass with the Nass Design Associates, which is the land planner for this project, explained the changes from the original master plan to the new master plan will be submitted to the City Planning the week of February 14th:

- Explained the original master plan that had been approved and the new master plan that included the proposed changes (i.e. K-12 Campus, school and relocated/removed park sites, etc.).
- Due to the addition of the K-12 Campus, some park sites were relocated.
- The community park site was moved from the original site and was relocated adjacent to the property boundary.
- All trail systems that were in the original master plan are still intact and all the connectivities are still there.
- In the Briargate Master Plan there had been a park site and an elementary school site. The school is now being incorporated into the K-12 Campus. The park left on the 27-acre parcel,

which is developable but separated by Cottonwood Creek, has been removed in the proposed master plan. The decision was made after speaking with Parks Department staff who indicated that a park in this location would not be an efficient use.
- In the other location where there was a park-elementary school site, that school had also been absorbed into the K-12 Campus. However, the neighborhood park site still remains there.
- After identifying the highest (central location) and the lowest (northern section of the Briargate Parkway) density areas, one of the three parks that were in the lowest density had been moved and relocated (or combined) in a higher residential density area to balance.
- Ultimately, the proposed master plan now has the two neighborhood parks in the Briargate Parkway area and the two neighborhood parks and a community park through the center of the master plan. K-12 Campus was identified as well. Also included in the plan is Westcreek Park, which was presented to the Board earlier by Mike Shafer.
- The open space is narrower; some of that has been recaptured back into the developable ground to try to mitigate loss from the K-12 Campus (83-acres) which was not planned before.

Chair Case asked for public input but there was none.

Mr. Nass and staff responded to the Board members' questions were:
- In response to the Board's questions, Mr. Nass explained density in an area, mix use area and A-2 units.
- K-12 Campus includes large portion of open areas/playing fields and the school will be maintained by School District #20.
- The net acreage of the developed parks, neighborhood parks and community parks are the same except for the loss of one neighborhood park site at 5 acres. The overall dedication is now at 300 acres, which is both park sites and open space.
- In terms of the Parks Department, the trail system/link is the most important and the K-12 Campus links to the trail system that leads to other park sites, neighborhood, etc. The proposed master plan clearly identifies the trail linkage.
- Not all City parks are adjacent to the school sites or will be with K-12 schools. The park-school sites would be based on a case by case situation. If possible, the Department will try to provide the trails to access these facilities.

Larry Royal made a motion to approve the Wolf Creek master plan amendments as submitted. Motion seconded by Jim Schwerin and carried unanimously with Steve Harris recused.

Note: Steve Harris returned to the meeting at this point.

CIVA Charter School Development Plan (Item #7)

Chris Lieber, Acting Manager Design, Development and TOPS, said that this is a request for the Board's consideration of the CIVA Charter School's request to use of a portion of the adjacent open space for ballfields. The Board was requested to review the impacts on the park property. Also, if park property was developed and utilized by the School, it would require an agreement

FIGURE 3

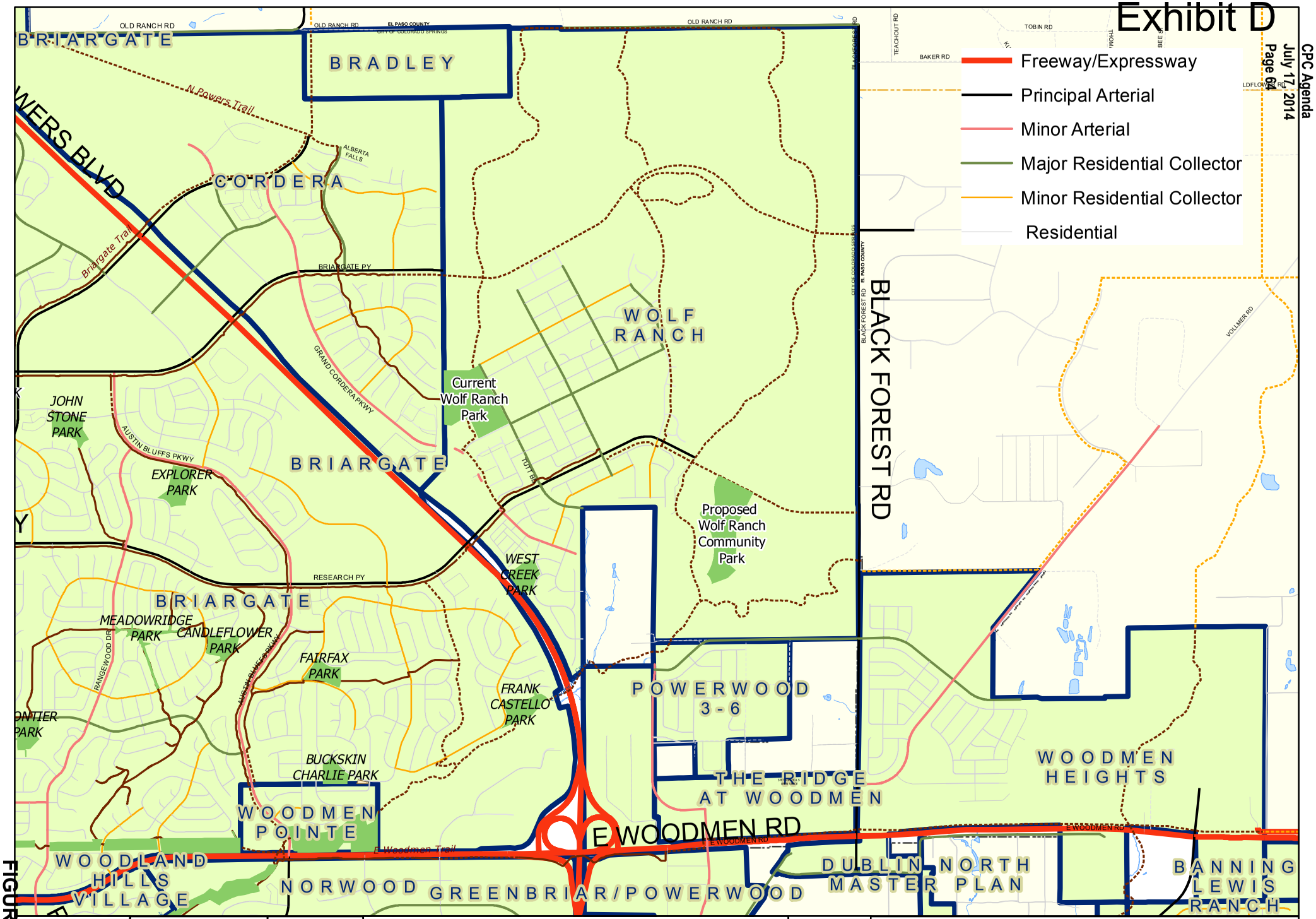


FIGURE 3

CITY OF COLORADO SPRINGS
Department of Parks and Recreation & Cultural Services

SCALE: 1 " = 2,333 '
0 500 1,000 2,000
Feet
Date: 4/30/2014

ROAD CLASSIFICATION

State Plane Coordinates
Colorado Central Zone

NAD83 - US Survey Feet
Vertical Datum - NGVD29

Park/Sport Complex
Cemetery/Golf Course
Open Space
Master Plan Areas

Existing Urban Trail
Planned Urban Trail
US Forest Service Trail
Existing County/Manitou Sp. Trail
Planned County/Manitou Sp. Trail

Exhibit E

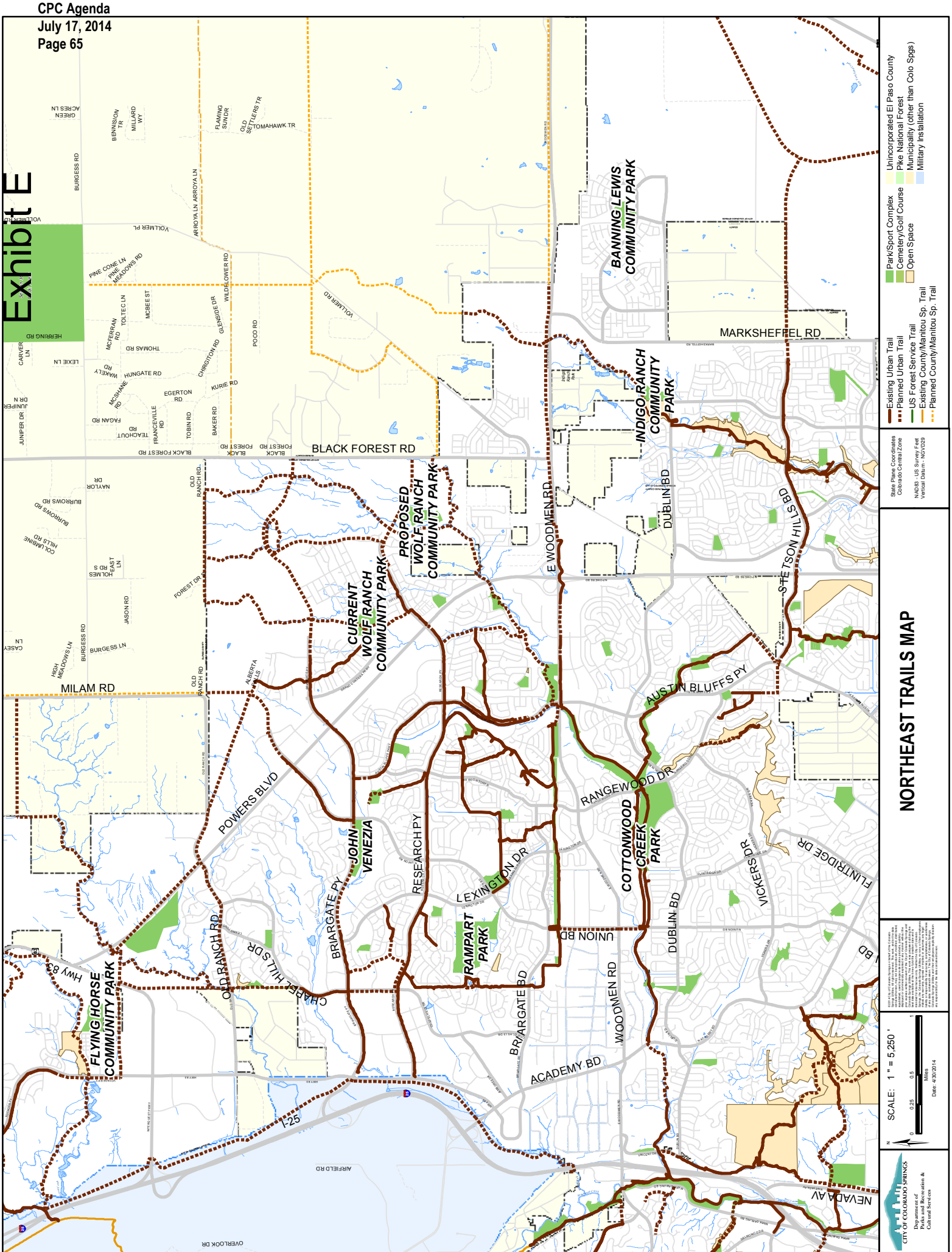


FIGURE 3

CITY OF COLORADO SPRINGS
Department of
Parks and Recreation &
Cultural Services

SCALE: 1 " = 333 '
0 62.5 125 250
Feet
Date: 5/1/2014

PROPOSED WOLF RANCH COMMUNITY PARK

State Plane Coordinates
Colorado Central Zone

NAD83 - US Survey Feet
Vertical Datum - NGVD29

PROPOSED WOLF RANCH COMMUNITY PARK
Existing Urban Trail
Planned Urban Trail
Roads

FIGURE 3

CITY OF COLORADO SPRINGS
Department of Parks and Recreation & Cultural Services

SCALE: 1 " = 233 '
0 40 80 160
Feet
Date: 5/1/2014

CURRENT WOLF RANCH COMMUNITY PARK

State Plane Coordinates
Colorado Central Zone

NAD83 - US Survey Feet
Vertical Datum - NGVD29

WOLF RANCH COMMUNITY PARK
Existing Urban Trail
Planned Urban Trail
Roads

FIGURE 3

Exhibit H

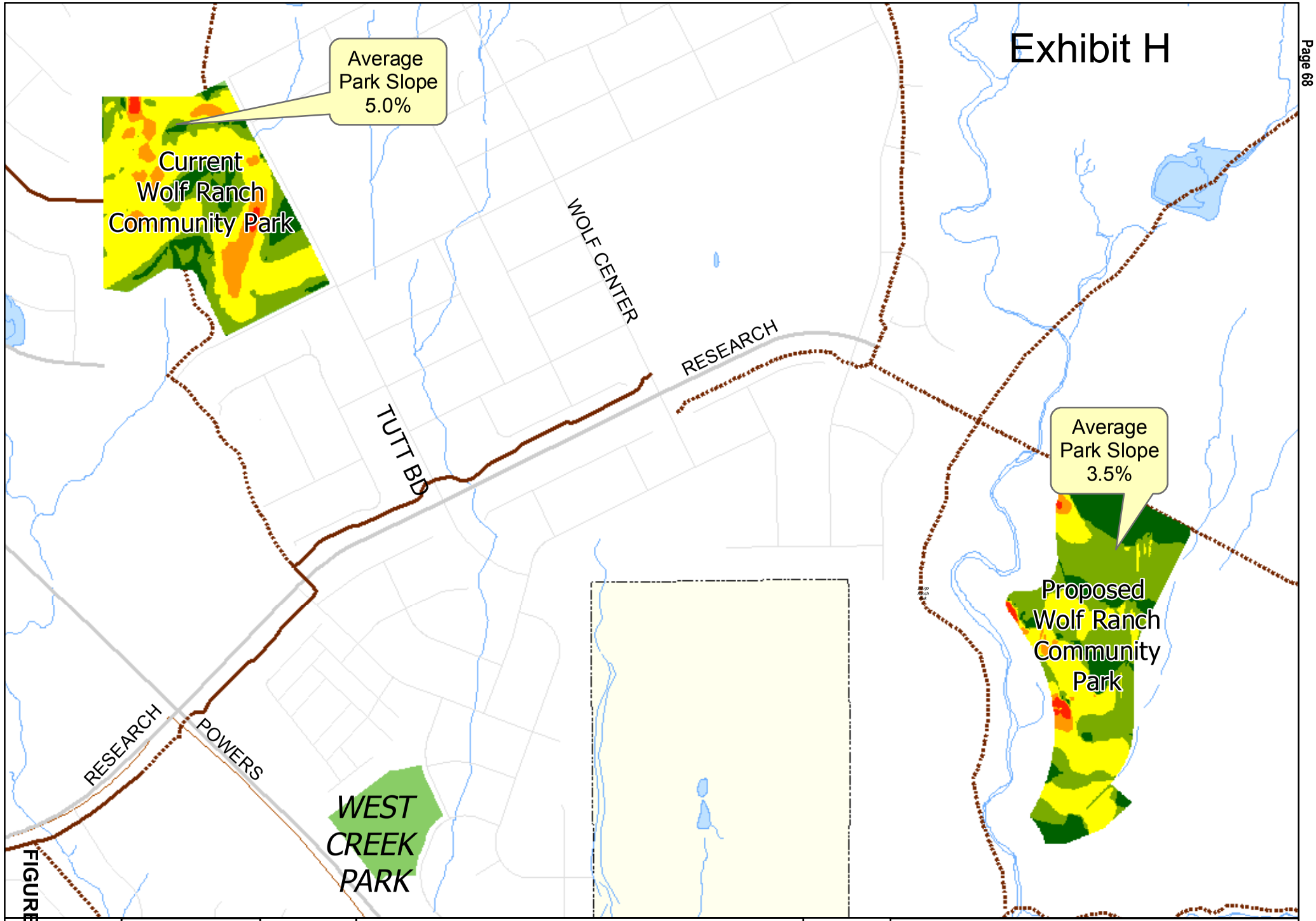


FIGURE 3

CITY OF COLORADO SPRINGS
Department of Parks and Recreation & Cultural Services

SCALE: 1 " = 667 '
0 150 300 600
Feet
Date: 4/30/2014

CURRENT/PROPOSED WOLF RANCH PARK SLOPE MAP

State Plane Coordinates
Colorado Central Zone

NAD83 - US Survey Feet
Vertical Datum - NGVD29

Slopes (%)
- 0.0 - 2
- 2.1 - 4
- 4.1 - 8
- 8.1 - 12
- 12.1 - Greater

- Existing Urban Trail
- Planned Urban Trail
- US Forest Service Trail
- Existing County/Manitou Sp. Trail
- Planned County/Manitou Sp. Trail
- Rivers and Streams

Exhibit I

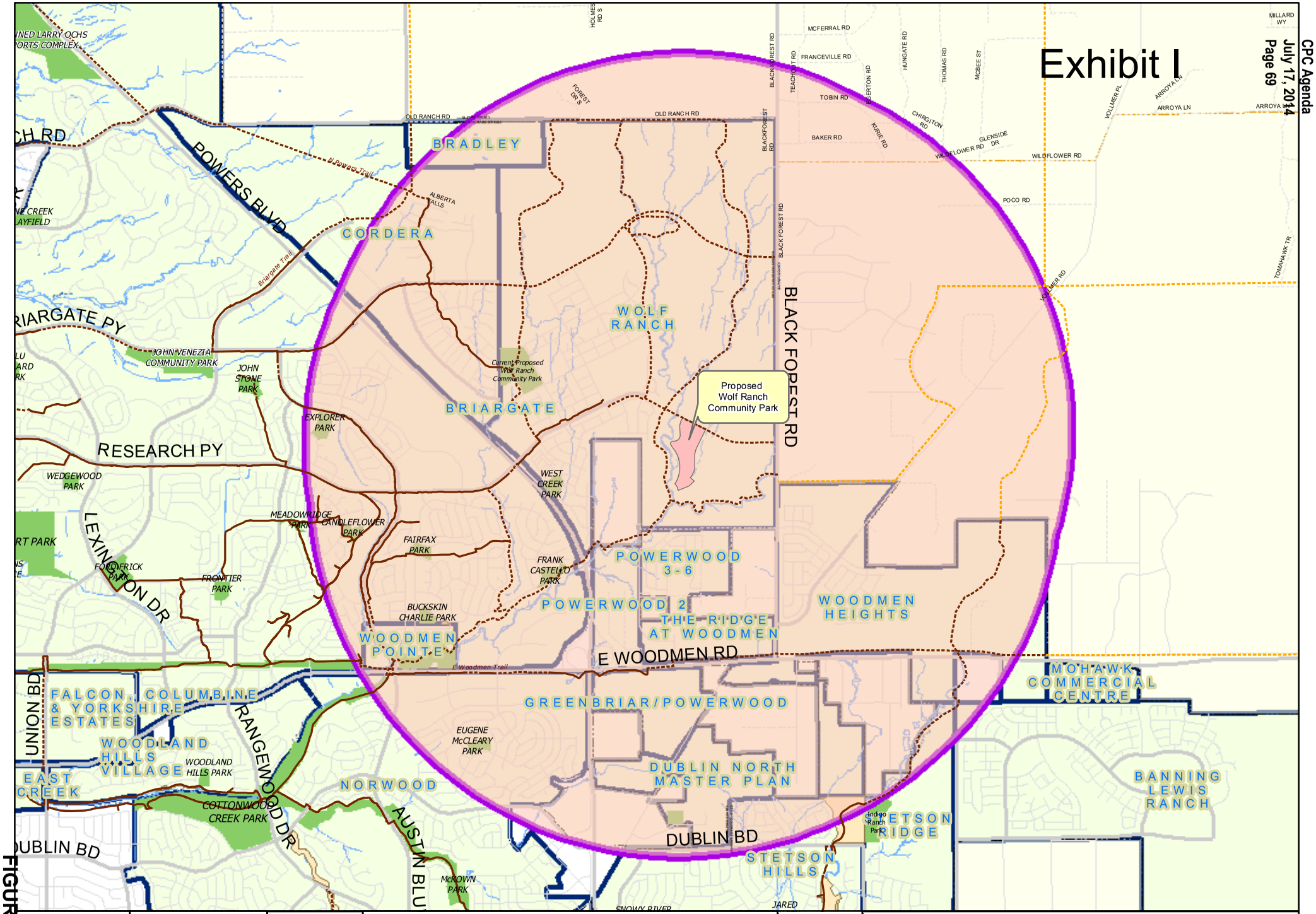


FIGURE 3

CITY OF COLORADO SPRINGS
Department of Parks and Recreation & Cultural Services

SCALE: 1 " = 3,500 '
0 750 1,500 3,000
Feet
Date: 4/30/2014

PROPOSED WOLF RANCH SERVICE AREA

State Plane Coordinates
Colorado Central Zone

NAD83 - US Survey Feet
Vertical Datum - NGVD29

- NORWOOD WOLF RANCH COMMUNITY PARK
- Park/Sport Complex
- Cemetery/Golf Course
- Open Space
- Existing Urban Trail
- Planned Urban Trail
- US Forest Service Trail
- Existing County/Manitou Sp. Trail
- Planned County/Manitou Sp. Trail
- Unincorporated El Paso County
- Pike National Forest
- Municipality (other than Colo Spgs)
- Military Installation

Exhibit J

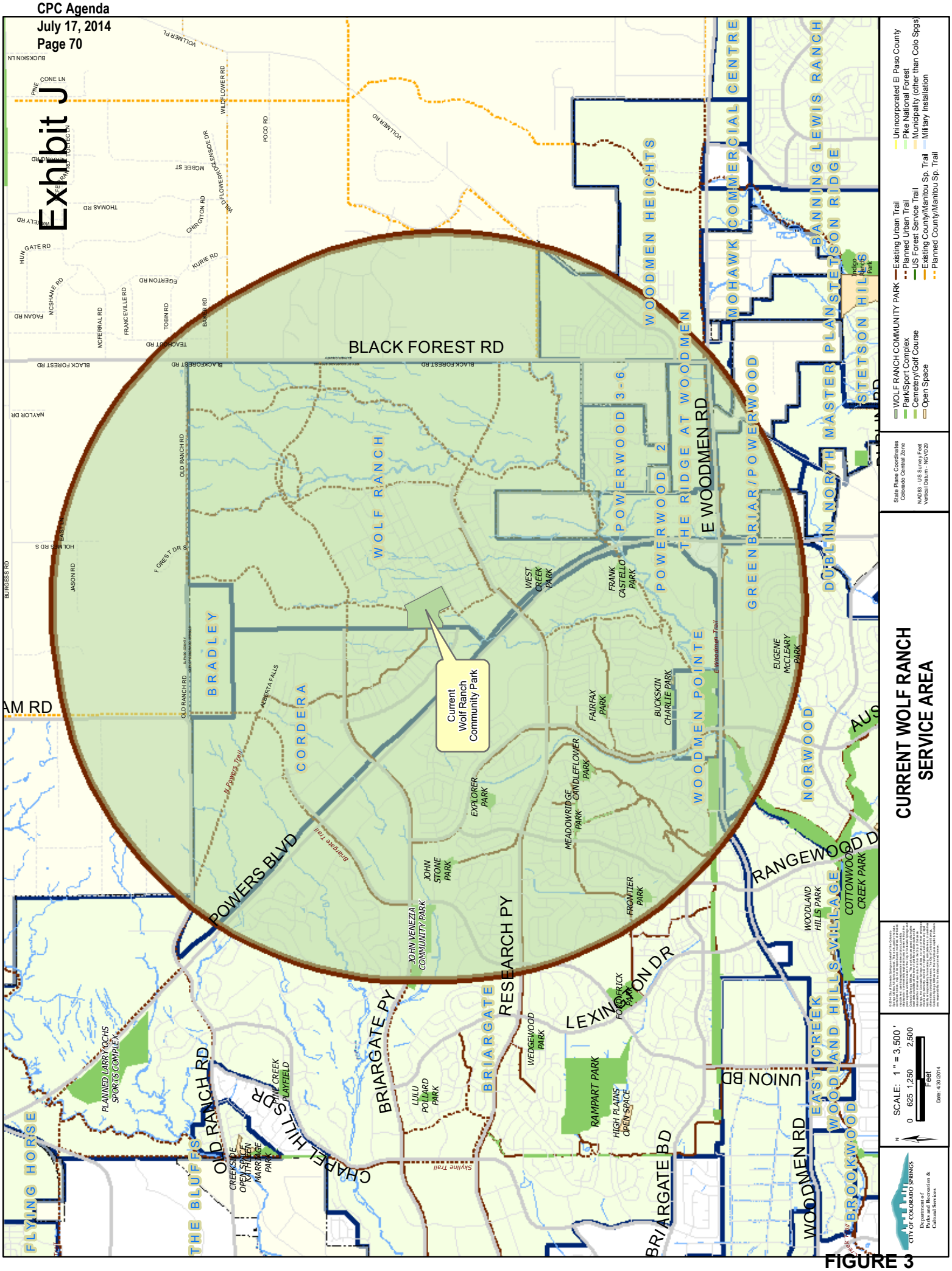


FIGURE 3

Exhibit K

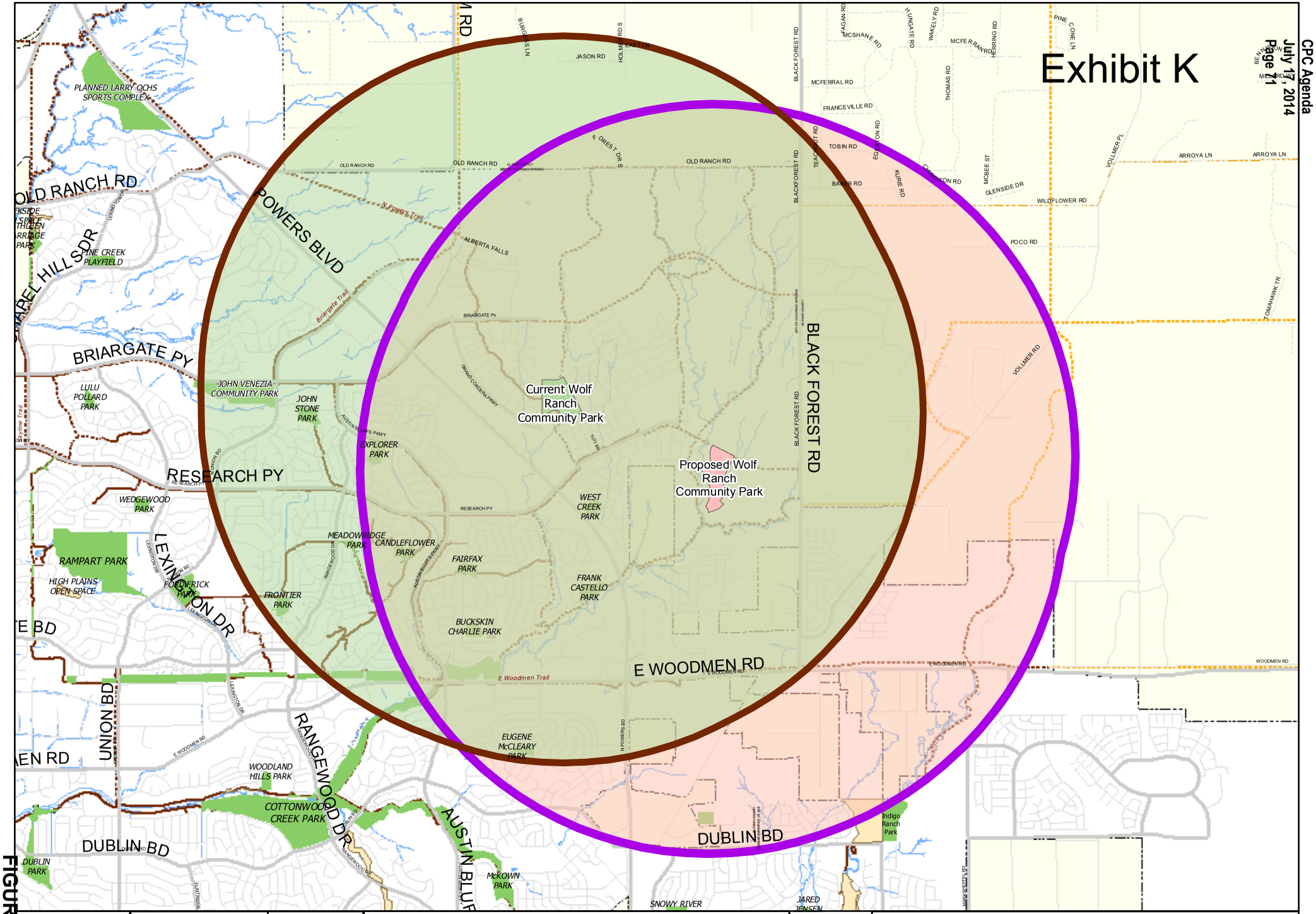


FIGURE 3

CITY OF COLORADO SPRINGS
Department of Parks and Recreation & Cultural Services

SCALE: 1 " = 3,750 '
0 750 1,500 3,000
Feet
Date: 4/30/2014

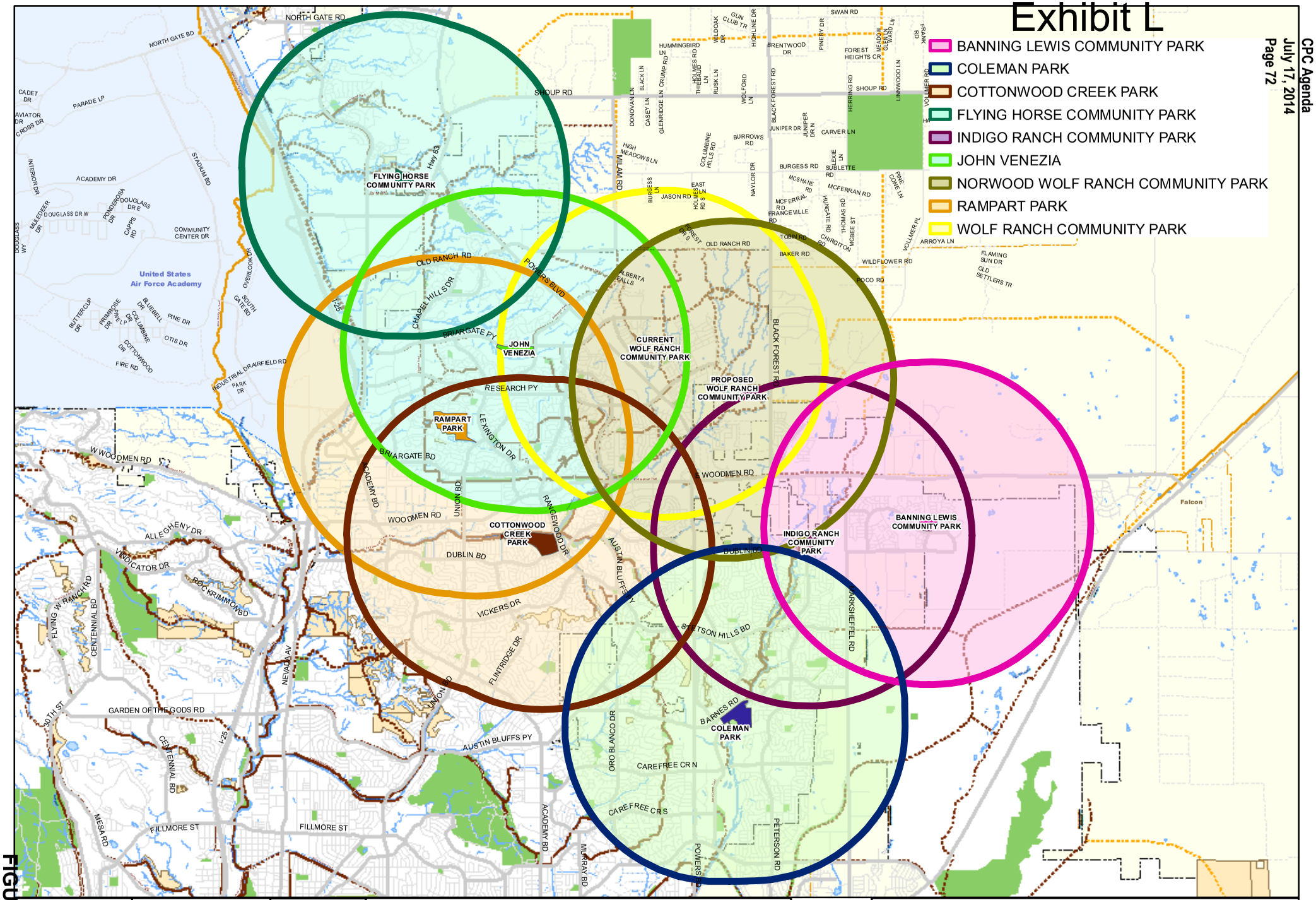
CURRENT/PROPOSED WOLF RANCH PARK SERVICE AREAS

State Plane Coordinates
Colorado Central Zone

NAD83 - US Survey Feet
Vertical Datum - NGVD29

- WOLF RANCH COMMUNITY PARK
- NORWOOD WOLF RANCH COMMUNITY PARK
- Park/Sport Complex
- Cemetery/Golf Course
- Open Space
- Existing Urban Trail
- Planned Urban Trail
- US Forest Service Trail
- Existing County/Manitou Sp. Trail
- Planned County/Manitou Sp. Trail
- Unincorporated El Paso County
- Pike National Forest
- Municipality (other than Colo Spgs)
- Military Installation

Exhibit L



NORTHEAST PARK'S SERVICE AREAS

FIGURE 3

CITY OF COLORADO SPRINGS
Department of Parks and Recreation & Cultural Services

SCALE: 1 " = 8,333 '
0 0.25 0.5 1 Miles
Date: 4/30/2014

State Plane Coordinates
Colorado Central Zone

NAD83 - US Survey Feet
Vertical Datum - NGVD29

Park/Sport Complex
Cemetery/Golf Course
Open Space
Existing Urban Trail
Planned Urban Trail
US Forest Service Trail
Existing County/Manitou Sp. Trail
Planned County/Manitou Sp. Trail
Unincorporated El Paso County
Pike National Forest
Municipality (other than Colo Spgs)
Military Installation

Exhibit M

Herington, Meggan

From: Jimmy Do <James.Do@Colorado.EDU>
Sent: Sunday, April 13, 2014 7:40 PM
To: Herington, Meggan
Subject: Opposed to Wolf Ranch Master Plan amendment

Ms. Herington,

I am contacting you to voice strong opposition to Norwood's proposed Master Plan amendments CPC MP 05-00080-A4MJ14, CPC PUD 14-00020, AF FP-00054. The removal of the 26 acre open space and subsequent development of 74 additional single family residential lots is an unacceptable change to the Wolf Ranch Master Plan.

As is the case with many members of our community, our decision to purchase a home in Wolf Ranch was based on our belief that additional development would adhere to the Wolf Ranch Master Plan (WRMP).

We were very specific with our neighborhood choice of Wolf Ranch in which to build a new home. The addition of 74 single family homes will destroy the beauty of what the residents understood to be truths and the committed vision of Norwood to deliver a trusted and attractive community. We are in support of keeping the existing space open and natural while we wait for the prioritization of future parks from the city of Colorado Springs.

I am gravely concerned that our property values will deflate with the removal of the 26 acre open space and development of the 74 homes, therefore reducing our investment and personally costing our family precious income. If we would have been aware of this change prior to our new construction, our current decision would have been compromised and it is likely that we would have not built a home in Wolf Ranch.

We are also concerned with traffic volume and safety. The streets in the area in question were not laid out to accommodate the additional traffic volume. Ingress and egress to the additional housing will be an issue, as well as safe access to Ranch Creek Elementary.

As this is such a radical proposed change in land usage, we are concerned that problems with the heat island effect, light pollution, & noise pollution (given the loss of the noise buffer between the planned commercial development at Research & Powers) will adversely effect the quality of life in our community.

My solution is to have Norwood continue to develop Wolf Ranch as the existing Master Plan dictates. I request that they focus all planning and development North towards the proposed lake area, therefore honoring the Master Plan vision in which our family believed. I support the continued growth and investment that Norwood continues to bring to Wolf Ranch, but not at the cost of removing the open space and dog park, and building 74 residential homes in their place.

We remain vehemently opposed to the proposed Master Plan amendment and urge the Planning and Development Land Use Review of the City of Colorado Springs to act with responsibility and reject the current Norwood proposals.

Best Regards,

Jimmy Do
WR Resident

FIGURE 3

Herington, Meggan

From: Herington, Meggan
Sent: Monday, April 14, 2014 9:46 AM
To: 'Jason Bourdon'; Council Members
Cc: Lieber, Christian
Subject: RE: Wolf Ranch and Cordera City Park Proposed Change

Thank you for your comments. I will forward these to the City Parks Advisory Board and the City Planning Commission. There is a Parks Advisory Board Hearing scheduled for May 8th at 7:30 am at the City Parks office located at 1401 Recreation Way. At that hearing the Parks Board will make a decision on if they will support moving the park. This request will also go before Council for final decision in August. That hearing date is not yet set. I will be sure to send you a notice of that hearing. Public comment will be taken at all hearings. Please let me know if you have questions as the public process moves forward. Thanks again, Meggan

Meggan Herington, AICP
Principal Planner - Northeast Team
City of Colorado Springs
Land Use Review Division
719-385-5083

From: Jason Bourdon [mailto:bourdon.jason@gmail.com]
Sent: Monday, April 14, 2014 9:35 AM
To: Herington, Meggan; Council Members
Subject: Wolf Ranch and Cordera City Park Proposed Change

Ms. Herrington and Members of the City Council,

It was recently brought to my attention of the proposed change to the currently planned city park between Wolf Ranch and Cordera communities.

As I understand, a city park is currently approved for a section of land that would serve the communities of Wolf Ranch and Cordera. A proposal is currently being sought for approval to add additional residences in this area. The proposed amendments are 'CPC MP 05-00080-A4MJ14', 'CPC PUD 14-00020' and 'AR FP 14-00054'.

My family and I chose to invest in and call the Cordera community home based on the currently available and proposed outdoor space for activities. Taking away currently approved space for family activities will disrupt the housing values that we have all invested in and will increase the ratio between the number of residences per amenities and lead to a decline in housing values.

Already, since I have been a resident in Cordera, changes in approved building layouts have added an assisted living home and an inpatient treatment facility, both of which not only increased the number of residents per square mile, but also have changed the scenic landscape that is enjoyed by many in Wolf Ranch and Cordera communities by blocking scenic views of Pikes Peak and the mountain range.

Cordera and Wolf Ranch are not only residential communities, but offer amenities that offer an outdoor actities not afforded in other communities. I urge you to consider disapproving this new proposal to add new

FIGURE 3

residences and keep the currently approved proposal for a city park, thereby retaining the community that we have all invested in as homes.

Respectfully,
Jason Bourdon
Cordera Community Home Owner and Resident

FIGURE 3

Herington, Meggan

From: Brian Leininger <beleininger@comcast.net>
Sent: Saturday, April 19, 2014 2:04 PM
To: Herington, Meggan
Cc: Council Members
Subject: Norwood Wolf Ranch Land Grab

My wife and I have lived in Wolf Ranch since 2009. When we chose to spend our money to build in Wolf Ranch, a large factor in that decision was the promise that Norwood made they were going to develop additional parks and open spaces in the neighborhood. Almost six years later, Norwood has delivered nothing on their Master Plan except more houses. Our kids were 1 and 5 when we moved in. They are 5 and 10 now. They still have no community park to play in. And it seems that Norwood has no intention to ever provide such.

With their most recent plan, it is clear to me and my family that Norwood is only interested in maximizing development profits by parceling out every square inch of land they can acquire for more residential housing, and has no concern or respect for Wolf Ranch's residents' quality of life or the property values of our community.

We are strongly opposed to gifting the 26 acre parcel of land to Norwood to sell off as additional housing.

Please reject their application to take that open space from our community.

And please tell Norwood that their "Master Plan" is a fraud, and that they must follow through on their promises of parks and open spaces that they use to sell all of the residential lots and homes.

My kids only have a few more years left to enjoy a neighborhood park or open space. It would be nice if they actually got to play in a park in our neighborhood before they grow up and move away.

Sincerely,

Brian Leininger

FIGURE 3

Herington, Meggan

From: John Shirtz <johnshirtz@comcast.net>
Sent: Sunday, April 20, 2014 12:42 PM
To: Herington, Meggan
Cc: Council Members
Subject: Opposition to Proposed Wolf Ranch Master Plan Amendments

Ms. Herington –

I oppose the proposed changes to Wolf Ranch's Master Plan (CPC MP 05-00080-A4MJ14, CPC PUD 14-00020, and AR FP 14-00054) for several reasons. As a resident of this neighborhood since 2009, I bought my home with the understanding that the master plan included several things that were important to my family – open space, parks, and a lake in specific locations. These features were not presented as "possible developments" – they were sold to us a definite future additions to this neighborhood and the management company advertised these value-adding features in all their literature. Our home builder (and all the other home builders in the neighborhood at that time and since that time) handed out pamphlets that highlighted these features as major selling points to potential buyers. In short, the initial master plan was a big part of both where and why we decided to buy our home. Having discussed the proposed changes with several neighbors, I can tell you that our story is the norm – many of us are feeling duped. We were promised things that were very important and that motivated us to invest hard-earned money in a neighborhood during a struggling economy, and now they want to take those things away.

The integrity of someone's word should be dependable and the system should protect that basic understanding. It is surprising to me that a company can blatantly promise something vital to the decision-making process of an investor and then attempt to break that promise. You are in the very important position of making sure that doesn't happen. Please make sure that the right thing is done in this situation and dismiss these proposed amendments.

Thank you
John Shirtz – Wolf Ranch resident
6012 Leon Young Dr
C. Springs, CO 80924

FIGURE 3

Herington, Meggan

From: Kelly Bates <kbatesco@gmail.com>
Sent: Thursday, April 24, 2014 9:17 AM
To: Herington, Meggan
Subject: Opposition to Proposed Wolf Ranch Master Plan Amendment

Dear Meggan-

I am writing to encourage you to deny the request to amend the Wolf Ranch Master Plan to include more homes in an area that was originally planned as a park and open space.

When we built our home last year on of the big parts of our decision was the parks and open spaces and trails promised as part of the master plan in Wolf Ranch.

All of the people in this neighborhood spent money and pinned their futures on what was sold to them as a place with lots of places to get outside, mingle with our neighbors and build community.

Even more concerning is what this will do to drainage in the area. With the rains we had last summer and fall, we all experienced just how necessary drainage is. In other neighborhoods not too far from us, people experienced significant damage to their homes due to drainage.

When a property developer creates a Master plan and starts having builders selling homes in that development, they are selling that plan. Because of that people sign contracts.

Althought the Master Plan was not a contract, it is a promise and could probably even be seen looked at as an implied contract with the home owners.

Please ensure that millions of dollars that my neighbors and I have invested in this neighborhood is not tarnished by allowing this Master Plan Amendment.

Thank you,

Kelly Bates
5733 Revelstoke Dr.
Colorado Springs, CO 80924

FIGURE 3

Herington, Meggan

From: Amy Kunce-Martinez <amy@everyhomenow.com>
Sent: Sunday, April 27, 2014 5:47 PM
To: Herington, Meggan
Subject: Wolf Ranch 26.31 Acre Park Vs. 74 Houses

Dear Ms. Herington,

I have been asked to forward a post I added on the Neighborhood Next Door website on April 24th in response to the talks of Norwood wanting to rezone our neighborhood and take away the 26.31 acre park that was planned and instead build 74 homes in its place. I was recently added back onto the neighborhood website and was unaware of a lot of the talk going on about the issue. Please take the residents side into consideration, I appreciate your time, please see my post below.

As a Realtor, I love seeing the building going on in our neighborhood. The builders have been very busy which makes me happy on a personal level of owning a home in the neighborhood and a professional level of selling the homes here! That being said...I vote for parks and trails! As a neighborhood, Wolf Ranch offers many amenities that make it appealing to the community, we are in need of a park on this side of the community that offers the trails, playsets, etc. as this one is proposed to offer. I am also consciously aware of the people that paid lot premiums for having a lot that would be "across from a park"...they deserve to get what they paid for. I see having the green space and parks adding appeal to the area and keeping WR from being over crowded as many of the developments in Stetson Hills have become- a sea of roof tops. We have always strived to offer the community more than the average neighborhood, rezoning our community does not accomplish this.

To add to the post, the more I thought about the rezoning of the neighborhood the more I realized it was no different than a customer buying a product on Ebay and having the seller tell them "I know this isn't what you ordered, in fact, it's not even close; however, not only will I NOT give you what you paid for, I won't refund your money either." Buyers and Realtors selling the area were sold on a concept of the parks, schools, open space, a future lake, etc.; as of last week, builders are still telling buyers there will be a 26 acre park going in- not that there is a potential for 74 homes going in instead. The Wolf Ranch HOA, website, and all of the advertising done to bring new home owners into the area has all be geared towards advertising the future parks and protecting the values of the neighborhood:

"Wolf Ranch is committed to exceptionally high development and building standards and to creating a quality community with long-term value for your home buying investment. Wolf Ranch began with a thoughtfully conceived master plan that is designed to preserve and enhance the natural resources and topography of the area. More acreage than required by the City of Colorado Springs has been dedicated to open space, including miles of trails, and a parks and recreation amenities plan. Streets and roadways have been carefully planned to include broad, tree-lined parkways."

In fact, when logging onto www.wolf-ranch.com website, under "The Vision" for the neighborhood, there is a beautifully illustrated map showing where the parks will be located. This map does not indicate it is subject to change like the map under the "land use" tab does. Home owners in this neighborhood paid substantial lot premiums to be located next to these parks, to have Norwood change their minds because they see the market has turned around and the housing market has started to rebound is not only unfair to the current home owners, it is unethical. Buyers pay premiums because they know in the long run, they will have more value in their home and lot because homes located across from parks tend to resale better and sell for a higher price.

Again, I recognize Norwood sees an income potential in rezoning the neighborhood, however, I feel as a Realtor and home owner they should not be allowed to change the zoning when you already have home owners that have paid to be by the parks, and every buyer coming into this neighborhood has been sold a package of goods from the Builders and Developers for them to do a "bait and switch" tactic at this point again, I feel is unfair and unethical. I have been a Realtor for 13 years, in this industry for 18- I can tell you with 100% certainty the neighborhoods that offer more amenities to the community end up having more value in the end. I would like Norwood and Wolf Ranch to uphold what they advertise and truly provide us the amenities and protection of value they have promised.

FIGURE 3

If you have any questions, please feel free to contact me at any of the numbers below.

Amy Kunce-Martinez
THE PLATINUM GROUP, REALTORS
719-661-1199 (CELL/TEXT)
719-536-4451 (FAX)
AMY@EVERYHOMENOW.COM
WWW.EVERYHOMENOW.COM

FIGURE 3

Herington, Meggan

From: CHURCHILL, JUSTIN L MSgt USAF AFISRA AFSPC/NASIC/GXA, Det 1 <justin.churchill@us.af.mil>
Sent: Tuesday, April 29, 2014 9:18 AM
To: Herington, Meggan
Subject: RE: Wolf Ranch/ Nor'wood Master Plan Proposal

Miss Meggan,

One last question. I recall the Parks Department gentleman stating that this park proposal has been on the wait list for almost ten years. If the new proposal is approved, would the clock start over on the wait list?

Thanks again for all your help throughout this process.

V/R,
Church

-----Original Message-----
From: Herington, Meggan [mailto:mherington@springsgov.com]
Sent: Friday, March 14, 2014 3:02 PM
To: CHURCHILL, JUSTIN L MSgt USAF AFISRA AFSPC/NASIC/GXA, Det 1
Subject: RE: Wolf Ranch/ Nor'wood Master Plan Proposal

Thank you for your comments. The applicant (Norwood) can always withdraw the applications at any time in the process. I'll be sure to pass your email with the others to the developer and the parks department. Thank you again, Meggan

Meggan Herington, AICP
Principal Planner - Northeast Team
City of Colorado Springs
Land Use Review Division
719-385-5083

-----Original Message-----
From: CHURCHILL, JUSTIN L MSgt USAF AFISRA AFSPC/NASIC/GXA, Det 1 [mailto:justin.churchill@us.af.mil]
Sent: Friday, March 14, 2014 2:59 PM
To: Herington, Meggan
Subject: Wolf Ranch/ Nor'wood Master Plan Proposal

Hi Miss Meggan,

I'm sure these e-mails are starting to get old. I have a pretty easy one for you.

If I petition the court for a divorce, I can submit a motion to withdraw the petition before it ever gets to the courts/a judge. Is there not a way to withdraw a proposal for a master plan amendment? I think a lot of valuable time and money could be saved by allowing a similar process if there isn't one already available.

FIGURE 3

Thanks for your time and assistance in this matter. Have a great weekend.

V/R,
Church

FIGURE 3

Herington, Meggan

From: Carmen Roy <carmen_e_roy@msn.com>
Sent: Tuesday, April 29, 2014 8:44 PM
To: Herington, Meggan
Subject: Wolf Ranch Park

Hello,
I added my vote to the online petition at Change.org by mistake. It doesn't appear to have a way to retract a vote. I hope by writing to you, I can cancel it.

I believe it would be in the best interest of the community for Norwood Developers to stay with the original plan.

Thank you.

Carmen Roy
carmen_e_roy@msn.com
719-640-0727

FIGURE 3

Herington, Meggan

From: Diane Papaj <mrshelotrash@gmail.com>
Sent: Tuesday, April 29, 2014 8:55 PM
To: Herington, Meggan
Subject: Wolf Ranch Proposed Master Plan Change

Dear Ms. Herington,

We own a home in the northeast part of the Springs in the community of Wolf Ranch [8677 Roaring Fork Dr. 80924]. We were recently made aware of the developer (Nor'wood) proposing some drastic changes to the original Master Plan. We are not in favor of making these changes and would like to retain the original plan that was in effect at the time we purchased our home.

I hope this email will reach you in time for consideration. We are a military family currently stationed overseas in Japan. We do our best to keep up with the community though it can be a challenge from half-way around the globe.

Thank You very much.

Sincerely,
Diane & Chris Papaj

FIGURE 3

Herington, Meggan

From: Ruth Wagenhofer & Rex Kirkpatrick <kirkwag@comcast.net>
Sent: Tuesday, April 08, 2014 3:08 PM
To: Miller, Joel; Herington, Meggan; Lieber, Christian
Cc: Ruth Wagenhofer and Rex Kirkpatrick
Subject: Wolf Ranch: Comments Regarding The Development of Villages VI at Wolf Ranch

Dear Planning & Development and City Council,

I am against Nor' wood's proposal to develop the Villages VI at Wolf Ranch for the following reasons.

- There's nothing wrong with open space, even if the existing plan calls for a community park that will not be built in my lifetime. I am OK with that. Venetia Park has been on the books for decades.

- Nor'wood is proposing a land swap for the community park. I don't believe the topology of the new location of the park is the same, so it can't be developed as a park in the same way as the current plan location.

- Ralph Braden stated on March 12 that the lots at Villages VI will be of 'comparable size', but he never defined what exactly that means. The current development in Phase V at Wolf Ranch (Research & Wolf Center) puts 6 lots on Monashee versus the mirror image on Greenbrook Lane where there are 5 lots. This same situation is occurring along Wolf Village where there are 6 lots on the north end and 7 lots mirror on the southern side in Phase V. This is not comparable and Villages VI looks even worse.

- Nor' wood's Villages VI plan is riddled with shortcomings. The latest plan calls for ranch homes to open up directly on Tutt Blvd. These lots are in close proximity to the elementary school. Backing up onto Tutt and/or parking on Tutt to accommodate these lots would be very dangerous, given the high child activity nearby. Tutt Blvd. in Wolf Ranch was poorly planned from the beginning and adding additional housing on or near Tutt is making a bad situation worse.

- Visually, the Villages VI plan looks like as many lots as possible were slammed into this area. The two long cul-de-sacs on the east side of the plan seem to be incompatible with the flow of other streets in Wolf Ranch. There is only one way in and one way out of these cul-de-sacs onto Wolf Village. It is just plain ugly track housing. In addition, with all the current development in Phase V along Wolf Village, Wolf Village will be a traffic mess. This can't be good for the property values of existing homes.

Thank you for your consideration of my concerns.

Ruth Wagenhofer
5911 Greenbrook Lane
Colorado Springs, CO 80924

FIGURE 3

Herington, Meggan

From: Janice Voss <jd.6978@hotmail.com>
Sent: Saturday, April 12, 2014 7:48 PM
To: Herington, Meggan
Subject: Wolf ranch park

Hello, please take this matter regarding the future park seriously. I've lived here for four years and have to drive my kids to the park as it is! I live on the far east side of harney. Also, a bunch of houses with only one park doesn't benefit anybody that pays for a home owners association. This park needs to happen!

Janice Voss

FIGURE 3

Herington, Meggan

From: President Parkwood <presidentparkwood@gmail.com>
Sent: Wednesday, March 12, 2014 10:45 AM
To: Herington, Meggan
Subject: Parkwood HOA Letter of Support

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington,

I am the President of the Parkwood at Wolf Ranch Homeowner's Association. The Board of the Association supports the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch.

The Board also supports the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

V/R,
Russell Carroll,
President- Parkwood HOA

FIGURE 3

Herington, Meggan

From: Jimmy Do <James.Do@Colorado.EDU>
Sent: Sunday, April 13, 2014 7:40 PM
To: Herington, Meggan
Subject: Opposed to Wolf Ranch Master Plan amendment

Ms. Herington,

I am contacting you to voice strong opposition to Norwood's proposed Master Plan amendments CPC MP 05-00080-A4MJ14, CPC PUD 14-00020, AF FP-00054. The removal of the 26 acre open space and subsequent development of 74 additional single family residential lots is an unacceptable change to the Wolf Ranch Master Plan.

As is the case with many members of our community, our decision to purchase a home in Wolf Ranch was based on our belief that additional development would adhere to the Wolf Ranch Master Plan (WRMP).

We were very specific with our neighborhood choice of Wolf Ranch in which to build a new home. The addition of 74 single family homes will destroy the beauty of what the residents understood to be truths and the committed vision of Norwood to deliver a trusted and attractive community. We are in support of keeping the existing space open and natural while we wait for the prioritization of future parks from the city of Colorado Springs.

I am gravely concerned that our property values will deflate with the removal of the 26 acre open space and development of the 74 homes, therefore reducing our investment and personally costing our family precious income. If we would have been aware of this change prior to our new construction, our current decision would have been compromised and it is likely that we would have not built a home in Wolf Ranch.

We are also concerned with traffic volume and safety. The streets in the area in question were not laid out to accommodate the additional traffic volume. Ingress and egress to the additional housing will be an issue, as well as safe access to Ranch Creek Elementary.

As this is such a radical proposed change in land usage, we are concerned that problems with the heat island effect, light pollution, & noise pollution (given the loss of the noise buffer between the planned commercial development at Research & Powers) will adversely effect the quality of life in our community.

My solution is to have Norwood continue to develop Wolf Ranch as the existing Master Plan dictates. I request that they focus all planning and development North towards the proposed lake area, therefore honoring the Master Plan vision in which our family believed. I support the continued growth and investment that Norwood continues to bring to Wolf Ranch, but not at the cost of removing the open space and dog park, and building 74 residential homes in their place.

We remain vehemently opposed to the proposed Master Plan amendment and urge the Planning and Development Land Use Review of the City of Colorado Springs to act with responsibility and reject the current Norwood proposals.

Best Regards,

Jimmy Do
WR Resident

FIGURE 3

Herington, Meggan

From: Ruth Wagenhofer & Rex Kirkpatrick <kirkwag@comcast.net>
Sent: Tuesday, April 08, 2014 3:08 PM
To: Miller, Joel; Herington, Meggan; Lieber, Christian
Cc: Ruth Wagenhofer and Rex Kirkpatrick
Subject: Wolf Ranch: Comments Regarding The Development of Villages VI at Wolf Ranch

Dear Planning & Development and City Council,

I am against Nor' wood's proposal to develop the Villages VI at Wolf Ranch for the following reasons.

- There's nothing wrong with open space, even if the existing plan calls for a community park that will not be built in my lifetime. I am OK with that. Venetia Park has been on the books for decades.

- Nor'wood is proposing a land swap for the community park. I don't believe the topology of the new location of the park is the same, so it can't be developed as a park in the same way as the current plan location.

- Ralph Braden stated on March 12 that the lots at Villages VI will be of 'comparable size', but he never defined what exactly that means. The current development in Phase V at Wolf Ranch (Research & Wolf Center) puts 6 lots on Monashee versus the mirror image on Greenbrook Lane where there are 5 lots. This same situation is occurring along Wolf Village where there are 6 lots on the north end and 7 lots mirror on the southern side in Phase V. This is not comparable and Villages VI looks even worse.

- Nor' wood's Villages VI plan is riddled with shortcomings. The latest plan calls for ranch homes to open up directly on Tutt Blvd. These lots are in close proximity to the elementary school. Backing up onto Tutt and/or parking on Tutt to accommodate these lots would be very dangerous, given the high child activity nearby. Tutt Blvd. in Wolf Ranch was poorly planned from the beginning and adding additional housing on or near Tutt is making a bad situation worse.

- Visually, the Villages VI plan looks like as many lots as possible were slammed into this area. The two long cul-de-sacs on the east side of the plan seem to be incompatible with the flow of other streets in Wolf Ranch. There is only one way in and one way out of these cul-de-sacs onto Wolf Village. It is just plain ugly track housing. In addition, with all the current development in Phase V along Wolf Village, Wolf Village will be a traffic mess. This can't be good for the property values of existing homes.

Thank you for your consideration of my concerns.

Ruth Wagenhofer
5911 Greenbrook Lane
Colorado Springs, CO 80924

FIGURE 3

Herington, Meggan

From: Janice Voss <jd.6978@hotmail.com>
Sent: Saturday, April 12, 2014 7:48 PM
To: Herington, Meggan
Subject: Wolf ranch park

Hello, please take this matter regarding the future park seriously. I've lived here for four years and have to drive my kids to the park as it is! I live on the far east side of harney. Also, a bunch of houses with only one park doesn't benefit anybody that pays for a home owners association. This park needs to happen!

Janice Voss

FIGURE 3

Herington, Meggan

From: President Parkwood <presidentparkwood@gmail.com>
Sent: Wednesday, March 12, 2014 10:45 AM
To: Herington, Meggan
Subject: Parkwood HOA Letter of Support

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington,

I am the President of the Parkwood at Wolf Ranch Homeowner's Association. The Board of the Association supports the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch.

The Board also supports the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

V/R,
Russell Carroll,
President- Parkwood HOA

FIGURE 3

Herington, Meggan

From: President Parkwood <presidentparkwood@gmail.com>
Sent: Wednesday, March 12, 2014 10:47 AM
To: Herington, Meggan
Subject: Resident letter of support

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington,

I am a resident of Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranchfrom its current location to a site adjacent to the planned K-12 campus in Wolf Ranch.

I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

V/R,
Russell Carroll

FIGURE 3

RON COVINGTON HOMES

2/18/2014

Meggan Herington
Senior Planner
Land Use Review Division

RE: Wolf Ranch Community Park
Master Plan – CPC MP 05-0080-S4MJ14

Dear Ms Herington,

We have built several homes in Wolf Ranch, and it is our intention to build several more for years to come. We support the application submitted by Nor'wood to move the park from its current location to a site adjacent to the planned K-12 campus. We also support the development of the existing community park as shown on the application that has been submitted.

Thank you,

Ron Covington Homes, LLC
By: Ronald J. Covington, Its manager

1025 W. COLORADO AVENUE, COLORADO SPRINGS, CO 80904 OFFICE 719·448·5000 FAX 888·258·9858

FIGURE 3

February 20, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

We are residents of Wolf Ranch. We support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. We also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

Regards

Darryl L. Glenn
Erin C. Glenn
6064 Box Canyon Road

FIGURE 3

March 10, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

I am a resident of Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

Dave Hutchins

5585 Blue Moon Drive, Colorado Springs, CO 80924

FIGURE 3

(Date)
2-24-14

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

I am with Classic Homes, a builder in Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

Josh Colvert
President
Classic Homes

FIGURE 3

February 18, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

I am with Classic Homes, a builder in Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

Respectfully,

Ty Olson

Director of Sales

Classic Homes

6385 Corporate Drive, Suite 200 • Colorado Springs, CO 80919 • www.classichomes.com
phone: (719) 592-9333 • fax: (719) 592-9484

FIGURE 3

February 18th, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

I am with Vanguard Homes , a builder in Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

Mark Long

President Vanguard Homes

2-21-14

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

I am a resident of Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

Scott Blatnick

5987 Adamants Dr.

Colorado Springs, CO

80924

FIGURE 3

The Robertsons
5178 Paladin Place
Colorado Springs, CO 80924

February 21, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

We are residents of Wolf Ranch residing across from Gateway Park. We support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. We think this makes sense, as it is more central to the overall Wolf Ranch Development and there are opportunities for synergies between the K-12 campus and the park. We strongly urge Nor'wood to also re-establish the Woof Ranch Dog Park at this location.

In addition, we also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood. The neighborhood park development will provide a much needed recreational opportunity in a logical location. It will also provide needed infill adjacent to the school, clearing up a bit of an eyesore. The development of homes, with entry/exit off Wolf Village Street, and no entry from Tutt, should better manage traffic near the school. As with the park, development of homes here will better fit the immediate needs of the neighborhood.

We commend Nor'wood for the opening of Grand Cordera Parkway and Wolf Village to alleviate some developing traffic concerns in the neighborhood. As a separate action, we also would recommend that the State/City establish a double turn lane from Powers Blvd. southbound onto Research eastbound to alleviate traffic issues that are beginning to arise from our growing neighborhood and the growing school population.

If you have any questions in this matter, please call us at (719) 632-5343. Thank you for your consideration.

Yours truly,

Floyd Terri

Floyd and Terri Robertson

Cc: Nor'wood Development

FIGURE 3

HENRY AND CAROLYN YANKOWSKI
8827 Wolf Lake Drive
Colorado Springs, CO 80924
Telephone: (719) 243-3017

March 7, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington:

Carolyn and I have been residents of Wolf Ranch since the end of 2007. We believe the change contained in Nor'wood's application to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch is a positive change for the residents. We support this change and the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

If possible, one of us would like to appear at the Planning Commission meeting in support of this application. Our email is henry@pprbd.org and we can be reached at 719-243-3017.

Very truly yours,

Henry and Carolyn Yankowski
8827 Wolf Lake Drive
Colorado Springs, CO 80924

FIGURE 3

February 28, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

I am a resident of Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

Thank you,

Craig Esterle

9043 Stony Creek Drive

FIGURE 3

February 28, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington

I am a resident of Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

Thank you,

Darcy Esterle

Darcy Esterle

9043 Stony Creek Drive

FIGURE 3

Herington, Meggan

From: April Veits <aveits@hotmail.com>
Sent: Tuesday, March 11, 2014 8:31 PM
To: Herington, Meggan
Cc: Matt Veits
Subject: Proposed changes to Wolf Ranch Master Plan

Dear Ms. Herington -

My family & I have been members of the Wolf Ranch community since 2005. I will be attending the meeting on March 12 at Ranch Creek Elementary, & am pleased that a representative from City Planning will be in attendance, but I also wanted to express my concerns to you in writing.

As is the case with many members of our community, our decision to purchase a home in Wolf Ranch was based on our belief that additional development would adhere to the Wolf Ranch Master Plan (WRMP). I understand that changing economic conditions sometimes require flexibility by all stakeholders to adapt. Nevertheless, it is difficult to understand why Mr. Braden would give repeated assurances in meetings with residents about the WRMP & yet proceed with filing the changes with the city almost simultaneously. While the timing is suspect, I understand that it is not the responsibility of the City to monitor the business practices of developers.

My concerns with the proposed changes are as follows:
1) Traffic Volume & Safety: The streets in the area in question were not laid out to accommodate the additional traffic volume. Ingress & egress to the additional housing will be an issue, as well as safe access to Ranch Creek Elementary. Has a traffic study been done with respect to the proposed changes & their impact? Is there one scheduled?

2) Storm water infrastructure: With the park as proposed in the WRMP, there would be 26 acres of mostly pervious surface. If changed, that 26 acres will become mostly impervious surfaces (streets, sidewalks, driveways, rooftops, patios, etc.). What strategies will be used to mitigate the additional storm water run-off on the already over-burdened system? Does the size of the current detention pond meet the needs of these additional houses? Will the quality of this additional run-off endanger the surrounding plant & animal wetland? And finally, are we, as taxpayers, possibly faced with the creation of a special tax district in order to pay for necessary infrastructure improvements & maintenance? As the City's current funding is approximately $700 million short for current storm water projects, it seems likely that any additional burden will fall to the taxpayers.

3) Development proximity to wetlands: Have there been any studies ordered and/or completed regarding potential threat to habitat for native plant & animal species?

4) As this is such a radical proposed change in land usage, we are concerned that problems with the heat island effect, light pollution, & noise pollution (given the loss of the noise buffer between the planned commercial development at Research & Powers) will adversely effect the quality of life in our community.

5) Additional water usage requirements for residential and irrigation use: How does the water use for 74 houses utilizing roughly 225 gallons of water per day compare with irrigating approximately 60% of a park? Given the catastrophic fires in CS over the last two years, the need for water restrictions, & the ongoing concerns over responsible water usage, is this really in keeping with the City's conservation goals?

6) Finally, what is to prevent additional changes being made to the WRMP with regard to future housing vs. open space (for example, the lake in the current master plan being replaced with yet more houses)?

Thank you for your time & I look forward to your input at tomorrow's meeting.

FIGURE 3

Sincerely,
Matthew Veits

Sent from my iPad

FIGURE 3

Herington, Meggan

From: Julianna Bevere <juliannapb@live.com>
Sent: Tuesday, March 11, 2014 8:25 PM
To: Herington, Meggan
Subject: Proposed Wolf ranch amendment

Ms. Herington,

I own one of the homes directly across from the wonderful open space located on the north side of the wolf ranch community. It has been brought to my attention that the developers of that community are trying to change the master plan that has always represented this area as a future park and build 74 residential lots in its place. This is very concerning for a number of reasons and I desperately hope that you will not do your part in allowing this proposed plan to become a reality. When decided to build in this location the open space located behind our home rather than the backyards of neighbors was a huge factor. We are desperately lacking for community parks in this area of town and it would be wrong to take that away. I hope that you have heard my concerns and are taking them into consideration. Thank you,

Julianna Bevere

Sent from my iPad

FIGURE 3

Herington, Meggan

From: John Shirtz <johnshirtz@comcast.net>
Sent: Tuesday, March 11, 2014 1:45 PM
To: Herington, Meggan
Cc: jtshirtz@comcast.net
Subject: Comments on Proposed Wolf Ranch Plan Change - CPC MP 05-00080-A4MJ14

Ms. Herington –

My name is John Shirtz and my wife, Tammy, and I would like to include our opposition to the proposed plan change to Wolf Ranch Development detailed in CPC MP 05-00080-A4MJ14. We have been residents of Wolf Ranch since 2009, at address 6012 Leon Young Drive, C Springs, CO 80924. When we bought our home, a big part of our decision was based on the proposed parks and future planning advertised for Wolf Ranch. We were led to believe by the management company and the builder, Vantage Homes, that these plans for the neighborhood were already vetted and agreed upon by the appropriate parties. They were both eager to distribute pamphlets detailing the future development of the neighborhood, including several major pieces proposed for change in this CPC. The location and number of value-adding features to the Wolf Ranch master plan map were critical pieces in our decision to purchase a home in this neighborhood and at our specific location. The fact that the management of this neighborhood is now proposing to change this plan – a plan that many people based very expensive decisions on - is both insulting and surprising. We would like to see the previously proposed plan followed. Besides putting any changes to a neighborhood vote, this appears to be the only fair way to deal with this situation.

Thank you for your consideration and understanding on this matter. I look forward to hearing from you to confirm receipt of this objection and to hear any insight you might have.

v/r
John and Tammy Shirtz
6012 Leon Young Dr
johnshirtz@comcast.net
jtshirtz@comcast.net

FIGURE 3

Herington, Meggan

From: Hollis Julson <hollis.julson@yahoo.com>
Sent: Sunday, March 09, 2014 12:22 PM
To: Herington, Meggan
Subject: Fw: Wolf Ranch Community Park

Dear Ms. Herington,

Below is the condescending and dismissive e-mail that the community's current residents received regarding the changes to the master plan. This plan is NOT in our community's best interest, does not place enough green space and park land in areas needed to decrease community congestion. Instead, we face increased population and drainage issues and decreased home values for current owners. Bottom line, Nor'wood is seeking to increase it's profit to the detriment of the current residents.

Sincerely,
Hollis Julson
5709 Revelstoke Drive

----- Forwarded Message -----
From: Ralph Braden <rbraden@nor-wood.com>
To: Ralph Braden <rbraden@nor-wood.com>
Sent: Wednesday, March 5, 2014 1:55 PM
Subject: Wolf Ranch Community Park

Dear Wolf Ranch neighbor:

As you know, City Planning and Nor'wood have scheduled a neighborhood meeting at Ranch Creek Elementary on Wednesday, March 12, 2014 to discuss the application Nor'wood has made to the City to relocate the Wolf Ranch Community Park from its current location to a site adjacent to the K-12 campus. Our proposal also includes the development of 74 single family lots and a neighborhood park at the current location of the Community Park just west of Ranch Creek Elementary.

While we know that you are opposed to this proposal, we trust that you believe that Nor'wood is making this proposal out of a belief that it is in the best interests of Wolf Ranch. Our request to you is to acknowledge that we are acting in good faith in advancing this proposal. We can certainly debate the merits of moving forward with what is being proposed versus maintaining the status quo. But let's have that debate in a civilized manner rather than questioning our motives as occurred in the meeting in October 2012.

Our proposal if approved by the City would increase the total amount of park land in Wolf Ranch. Plus a neighborhood park would be built now, and the trail connection to Cordera would be completed now.

The alternative is to leave things as they are for several years if not decades before the City builds a community park. We recognize that several feel that leaving things as they are is an acceptable alternative. While we respect and appreciate your view point, we do not agree with it.

FIGURE 3

Ultimately the City will make the decision on whether to approve this application or not. As we go through this process, we are simply requesting that we not question each other's motives and have a constructive civil community dialogue on the merits.

Thank you.

Ralph Braden
Project Executive, Wolf Ranch
Nor'wood Development Group
111 South Tejon Street, Suite 222
Colorado Springs, CO 80903
P (719) 593-2600
F (719) 633-0545
C (719) 659-8014
rbraden@nor-wood.com

N O R'W O O D

Nor'wood: http://www.norwoodinteractive.com/
Wolf Ranch: http://www.wolf-ranch.com/

FIGURE 3

Herington, Meggan

From: O'Connor, Rick
Sent: Tuesday, March 11, 2014 7:15 AM
To: Herington, Meggan
Subject: FW: Updates from Stephanie Foster, Karlyn, Angela C. and 7 others

FYI--Cordera concerns. Ralph also sent out an email to some of those who were in opposition previously that many feel was condescending. One of those who received it posted it for everyone to view.
This helps to set the tone.
Rick

Kelly Peterson from Wolf Ranch on 09 Mar
To Mr. Ralph Braden ref: Wolf Ranch Master Plan and Parks
- I would like to forward an email that I received from a concerned Cordera resident to Mr. Braden as I highly agree with; I, too, was informed of the same situation when purchasing my house a little over a year ago. Respectfully - Kelly Peterson

Mr. Braden,

I am a resident of Cordera and my property backs directly up to the 26-acre green space and community park area that was and currently is in the Wolf Ranch Master Plan. It is precisely because of this green space and park that my family and I decided to build this house on this lot. In speaking with my direct neighbors and many of our neighbors in Wolf Ranch, it seems that our situation is not unique. The green space as

FIGURE 3

decisions for many families!

I am deeply disturbed and vexed by the audacity of the proposed amendment, to replace a major and key feature of the Wolf Ranch Master Plan with yet another housing development. Your suggested merits are flimsy at best, particularly when compared with the negative consequences all community members on both sides of the fence will endure if this amendment passes.

My family and I have waited a patient 4.5 years for the completion of the trail system and park, and we would sooner wait another 50 and continue to enjoy the views, the green space, and the wildlife rather than gaze upon yet more stucco, siding and rooftop.

I find it further puzzling that, despite the admitted strong opposition to this plan when it was first presented to the community in 2012, you have seen fit to push forward with filing the amendment anyway. And yet you insist on deflecting inquiry regarding the motives??! You state in your email that you do not share the same opinion as much of the community, that you disagree with it. But again, you deflect questions regarding motive.

Your trust as Project Executive is a very responsible charge. You have a responsibility to the EXISTING community, those who have made our developments a success thus far, and those that have made their personal decisions based on what has been represented to them by the developers. In moving forward with filing amendments that the majority of the community has already opposed, and also in attempting to discourage those that have committed their daily lifestyle and a significant part of their financial well-being to asking questions about the motives behind this decision, it very much draws into question: Why?

I look forward to attending the meeting on March 12th to discuss all issues that are relevant to the proposed amendment and do my best to enforce, in a very civil manner, to Norwood, the City and my fellow neighbors that in no way is this proposed amendment in the best interest of the existing community.

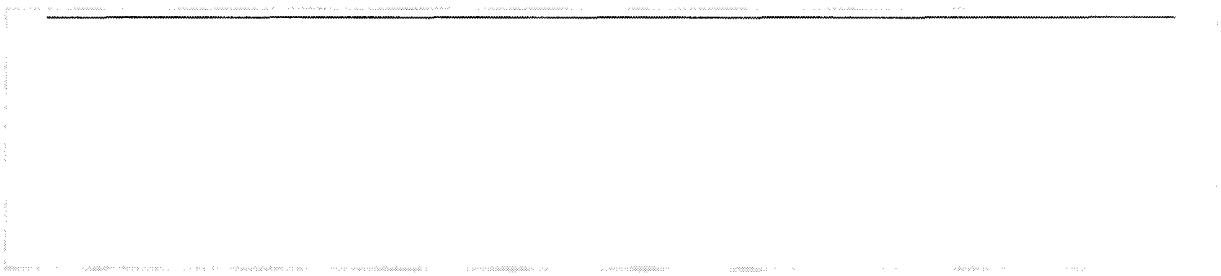
Sincerely,
Keith Kirkby
(719) 243-5990
Shared with Wolf Ranch and 2 nearby neighborhoods in General

View or reply · Thank · Private message

Donnell Ray from Wolf Ranch
at 8:59 PM

Thank you for sharing this. I cannot think of any motivation for this other than financial.
Thank

FIGURE 3



Unsubscribe or change your e-mail settings.

This message was intended for riccin@q.com.
Nextdoor, 101 Spear Street, Suite 230, San Francisco, CA 94105

FIGURE 3

Herington, Meggan

From: John Zentner <jzentner@outlook.com>
Sent: Monday, March 10, 2014 8:06 PM
To: Herington, Meggan
Subject: Objection to proposed Wolf Ranch Master Plan changed

Ms Herington,

I'd like to go on record to object to the latest submission to the city by Nor'wood to change the Master Plan for the Wolf Ranch neighborhood near Powers and Research Blvds.

The proposal is to relocate the planned park and green space northwest of Tutt Blvd and Wolf Village Dr in order to build 70+ single family homes in its place.

A significant reason why I specifically purchased my home in 2007 was because of that park in the Master Plan which will be three blocks from my house. The location of the originally planned park has unobstructed views of Pikes Peak and provides a natural buffer between the Ranch Creek Elementary School and the Cordera neighborhood to the west and the newly added additional Nor'wood town homes to the southwest. The alternative site offered by Nor'wood to relocate this park is wholly unacceptable: it is much further from my home, has no unobstructed views of the Peak, and isn't even on the north side of Wolf Ranch (where I live.)

What's the point of a developer having a neighborhood Master Plan? Is it only to lie to prospective home buyers in order to trick them into making the biggest personal investment of their lives and then pull the rug out from under them? I already lost 20% of my homes' value in the 2008 housing market plummet. Please help me protect what's left in my home's value and my quality of life. Please hold Nor'wood accountable to their promises to the 1000 families who live in Wolf Ranch.

I plan to attend the neighborhood meeting at the Wolf Ranch Recreation Center on Wed 12 March but please consider my concerns in the City's future decision regarding this matter.

Thank you,

John Zentner
5828 Yancey Dr
Colorado Springs, CO 80924
Ph. 757.814.0846

FIGURE 3

Herington, Meggan

From: Keith Kirkby <Keith.Kirkby@towill.com>
Sent: Monday, March 10, 2014 1:56 PM
To: Herington, Meggan
Subject: RE: CPC MP 05-00080-A4MJ14 - concerned resident

Thank you, Meggan.
Keith

From: Herington, Meggan [mailto:mherington@springsgov.com]
Sent: Monday, March 10, 2014 1:50 PM
To: Keith Kirkby
Subject: RE: CPC MP 05-00080-A4MJ14 - concerned resident

Keith, I'm out of the office and will return tomorrow. I did just receive your message from Friday and will return that call when I am back in the office tomorrow. Thank You, Meggan

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From: Keith Kirkby [Keith.Kirkby@towill.com]
Sent: Monday, March 10, 2014 11:17 AM
To: Herington, Meggan
Subject: CPC MP 05-00080-A4MJ14 - concerned resident

Good morning, Ms. Herington.

I am writing in response to the proposed Master Plan amendment numbers 'CPC MP 05-00080-A4MJ14', 'CPC PUD 14-00020', and 'AR FP 14-00054'. As you are aware, the amendment proposes to remove the 26-acre community park and green space from its current location along the boundary between Wolf Ranch and Cordera, and substitute it with a 74-home development. The park and green space have been part of the Master Plan for years and its location has been instrumental in the decision making process of many home buyers in both Wolf Ranch and Cordera including myself.

As one example of many, my family and I chose to build with Campbell Homes at our selected location primarily because it was represented to us that the area behind our lot was preserved green space and community park acreage. Needless to say, my neighbors and I were literally stunned and deeply concerned to learn about this proposed amendment that will virtually wipe out the cornerstone of our decisions to build our family homes in the locations where we now reside (particularly given the opposition to this plan when it was first presented to the Community by Nor'wood in 2012). Had this area been represented as future home development from the beginning, I can assure you we would have made different choices. My family and I have waited a patient 4+ years for the completion of the trail system and park, and we would sooner wait another 50 and continue to enjoy the views, the green space, and the wildlife rather than gaze upon yet more stucco, siding and rooftop.

This amendment cannot be approved. It will fundamentally decrease the quality of daily life of myself, my family, my neighbors and many other residents of both Cordera and Wolf Ranch who have been living with the comfort that the acreage in question would remain green and preserved for the enjoyment of the community. To this moment, the green space and park are illustrated in the City's GIS and the Wolf Ranch Master Plan as it has been represented for many years, new home builders and buyers are STILL making life decisions based upon this plan.

Also of utmost concern, the property values of all those residents, including myself, who have built their homes on lots in concert with the green space and community park as has always been represented in the master plan, will be sorely compromised. Many of us paid significant lot premiums to enjoy this green space with no worry or concern of future development.

FIGURE 3

Consider, under the proposed amendment, the daily home life of me and my family will transform from one of beautiful views, wildlife, peace and quiet to acquiring 4 new neighbors along my portion of the fence line. By all accounts this is an egregious proposal that will adversely affect the lives of all current and future residents of both communities whom have counted on this green space as represented in the Master Plan in many of their most important of life decisions.

To summarize:

- This area has always been represented to us as an open space and community park that was a major factor in our decisions to become part of the community and build at our current locations,

- If the proposal is approved, our daily quality of life will be lessened due to the absence of the green space and views we have come to enjoy and anticipate having for our enjoyment indefinitely,

- Our property values will be compromised, one of the redeeming features of all of our home locations is the proximity of the green space and park as depicted on the Master Plan and as it has always been represented to us,

- As we witnessed firsthand last September, proper storm water drainage is already a concern in the Cordera and Wolf Ranch neighborhoods; the green space and existing detention pond are critical to the effective drainage of storm water away from our streets and houses. Replacing a substantial portion of the green space acreage with additional impervious surfaces such as buildings, driveways, sidewalks and roads will exacerbate the issue by increasing storm run-off and the possibility of flooding and storm sewer backup.

I hope and trust that the City will recognize and agree that the negative consequences of the proposed amendments far outweigh any positives to the community and will not approve the amendment.

Respectfully,

Keith Kirkby

9125 Dome Rock Pl.
Colorado Springs, CO
80924
(719) 243-5990
keith.kirkby@towill.com

FIGURE 3

Herington, Meggan

From: jonrubinfeld2298@comcast.net
Sent: Monday, March 10, 2014 1:54 PM
To: Herington, Meggan
Subject: Please Vote "Against" Wolf Ranch proposed Master Plan changes

The purposed master plan change by Nor'wood were unwelcome by the residents of Wolf Ranch back in 2012, and is still the sentiment today. Nor'wood is touting a survey that was conducted, which is no where near any sort of represenation in the community as a whole, but it was very select emailing. Please vote against these changes and leave the large city planned park in the current location across from Ranch Creek Elementary school on Tutt. Thank you for your time. Signed a very compassionate home owner in the Wolf Ranch community.

Jon

Sent from XFINITY Connect Mobile App

FIGURE 3

Herington, Meggan

From: Andrew Awtry <arawtry@gmail.com>
Sent: Sunday, March 09, 2014 9:30 PM
To: Herington, Meggan
Subject: Wolf Ranch

Ms. Meggan Herington,

I would like to bring to your attention my displeasure with the Nor'wood developer who is now attempting to change the plans for the Wolf Ranch Community. I have been in this community for 7 years and have yet to realize several of the amenities that were laid out when my wife and I purchased in this neighborhood. I would like to see more of the green space (parks, pond, trails) that was promised, and am in no way interested in changing the plan to reduce these areas in favor of more houses.

I understand the desire of the developers to build more houses and make more money in the area, but this is being done after not following through on the development promises made to the current residents. Please take this into consideration when reviewing the plans put forth by Nor'wood and I ask that you make them continue along the original development plan sold to the current Wolf Ranch residents.

Thank you for your time,
Andy Awtry

FIGURE 3

Herington, Meggan

From: Hollis Julson <hollis.julson@yahoo.com>
Sent: Sunday, March 09, 2014 12:15 PM
To: Herington, Meggan
Subject: Fw: Wolf Ranch Community Park

Dear Ms. Herington,

I am writing as a Wolf Ranch Resident who owns a home only 5 houses from the proposed changes to the master plan. I urge you to see this change for what it is, an attempt by Norwood, against the wishes of the current residents, to decrease our communities open space to increase their bottom line.

My husband, Jack and I, built a Classic home in Wolf Ranch 3 years ago, paying extra for a lot to be near the school our children attend with no backyard neighbors and with the knowledge that there would be undeveloped open space between our home and the Powers corridor in the master plan.

This proposed change:
#1 decreases the open space and amazing views we paid a premium for, reducing our property value significantly,
#2 unnecessarily congests an area of our community already teaming with the activity of our elementary school increasing safety issues around Ranch Creek Elementary and overcrowding of the school,
#3 further complicates our struggles with storm drainage which our particular road, Revelstoke Drive, experienced so vividly last year with most of our basements on that road flooding from the heavy rains,
#4 is a breach in the agreement between the planner and the residents, we would have never built our home in Wolf Ranch if there was any indication that the developer would have changed the Master plan so dramatically and will seek to move out of the community if such a plan goes through.

Nor'wood makes the claims that the City will be unable to develop the proposed park land in the foreseeable future.
#1 There is nothing wrong with undeveloped green space, in the current plan, the developer still has acres and acres east of this area that are not yet developed, why the continued focus on our park land? Profit!!!!
#2 Our communities' Boy Scouts have already developed an area of the green space for a well used and wonderful dog park, the WOOF Ranch. As a mother of 2 current cub scouts, I see many an Eagle Scout project that can assist in developing trails and nature walks within the green space eliminating the need for the City to worry about funding park development.
#3 The existing retention pond will be crucial to storm water management especially for our section of the community

FIGURE 3

#4 Ranch Creek Elementary is already having to add additional classroom trailers due to the popularity of the school. Having the Developer focus on the current plan in the EAST section of the neighborhood which includes a K-12 Charter school needs to be a priority to balance the large number of elementary students in the neighborhood. Putting this off and increasing the number of single family homes surrounding the school is NOT good for our community's students who face further overcrowding the area and busing outside their neighborhood to accommodate their education needs.

Please consider these thoughts as you contemplate this unnecessary and profit-driven changes to our community plan. Thank you for your attention.
Sincerely,

Hollis, Andrew (Jack), Ethan and Connor Julson
5709 Revelstoke Drive

FIGURE 3

Herington, Meggan

From: DawnChris Brown <5bamabrowns@gmail.com>
Sent: Saturday, March 08, 2014 6:45 PM
To: Herington, Meggan
Subject: Wolf Ranch changes to the Master Plan

Our family votes no on the addition of more homes across from Ranch Creek Elementary School. The school is already pretty crowded and adding some portables next year. While we realize the importance of making the front of our neighborhood look finished, they could easily even the land out and make a flat field of grass and flowers with a path through it for now. The families of our neighborhood should get what we were promised. Also, drainage problems could worsen in that area leading to more damage.

The lower pasture near Powers behind Abbey Pond would be a great place to build more homes if it absolutely must be done without upsetting so many families, and I think the people should come first. After all, we all have paid a lot of money and chose our home locations by looking at the Master Plan. Hopefully the residents will prevail. If the K-12 school would be built sooner with all the new families coming in that would be great, but I fear that our crowded school will reach the point where education will suffer. Money is always the motivator-I just think we can do better.

Thanks,
Dawn Brown
Wolf Ranch resident

FIGURE 3

Herington, Meggan

From: J.L. Smith <jlsmith9@gmail.com>
Sent: Saturday, March 08, 2014 5:30 PM
To: Herington, Meggan
Subject: Proposed change to Wolf Ranch Master Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Herington,

I am a member of the Wolf Ranch community. I am pleased that you will be in attendance at the meeting planned for March 12 at Ranch Creek Elementary to discuss Norwood's proposed changes to the Wolf Ranch Master Plan.

I want to strongly advocate against the proposed changes. There are a number of reasons that I will elaborate below:

1) Our purchase was predicated on the fact that we would be down the street from the 26 acre park as shown in the Master Plan. This change smacks of a bait and switch tactic by the developer.
2) I believe that the change to the Master Plan to develop more houses in place of the larger park will have a negative impact on our home resale value.
3) I believe that our quality of life could suffer. I am an avid proponent of the Smart Growth ideology. Development is going to happen, but I believe that our communities really need to balance growth with Open Spaces and Parks. I think Colorado Springs could truly benefit from another master Park on the northeast side of town. This park also offers a buffer between the commercial development planned for the Research/Powers corridor, the growing traffic on Powers Blvd, and also the Cordera development to the north.
4) The north side of Wolf Ranch has a noticeable absence of any large parks. With the change to the Master Plan, the north side will never have one. I have 3 small children, and would love to have access to a large park.

I will be in attendance at the meeting, and hope you will listen to the concerns of the citizens of Wolf Ranch. I think this is much more than just a neighborhood issue...indeed, I think it impacts all citizens of Colorado Springs. Thank you.

Johnny Lee Smith
5778 Wolf Village Dr.
Citizen of Colorado Springs and Wolf Ranch

FIGURE 3

Herington, Meggan

From: Renee Rubinfeld <purplenae@yahoo.com>
Sent: Sunday, March 02, 2014 4:00 PM
To: Miller, Joel; Herington, Meggan; Lieber, Christian
Cc: jrubnfld@gmail.com; purplenae@yahoo.com
Subject: Unwelcome master park plan changes in Wolf Ranch

I am emailing you as you represent either a City Council Member, City Planner, or City Parks Manager for Colorado Springs, with a voting say in the below matter regarding the Master Plan change (again) for Wolf Ranch.

When the Wolf Ranch Master Plan was adopted in 2003, it set aside 26 acres for a community park, which was a major reason we bought our house close to this planned future park. It is shown on the Master Plan just west of Ranch Creek Elementary School as 26 acres of a beautiful park with a view of the mountain range. Now Nor'wood is planning, what feels like to us as a community, a bait and switch game to build us a 13 acre park and turn the rest of the space into 74 home sites, on small ~7000sqft lots. The lots across the street have current lot sizes of ~15000sqft, for which we paid higher lot premiums to live in this location. This unwelcome change proposes Nor'wood giving us a 13 acre park, when in fact it is nearly a pocket park, ~6 acres in size and the remaining space of 6.67 acres of a detention pond (renamed it "environmental wetland area") for the purposed master plan changes. This park was to bring the community a nice large park north of Research Parkway, which does not exist in the North section of the Wolf Ranch community. With Nor'wood's new plan to build this park over by the non-existing K-12 grade school, giving two large parks to the south side of Research in Wolf Ranch. There are many of us here in Wolf Ranch that have very heavy hearts seeing this proposed change to a master plan that was once used by all New Home Builders in Wolf Ranch to sell us on the great community that they, Nor'wood, and the City of Colorado Springs had envisioned for the future.
This location also currently contains the community built fenced in dog park "named "Woof Park". It contains an agility course area, along with two dog runs (one for large and one for small dogs). This was built through volunteer work by our local boy scouts and the community, through the help of some generous support of Home Depot, Lowes, and other local businesses. This was built for one of our deployed military members sent off to Afghanistan, who has a passion for dogs. This would greatly hurt to see this just up and moved to some unknown location, as Nor'wood has indicated, they are unsure and have no definite plans as to where to move it at this time.

One last concern I would like to voice is that this property sits on a pretty significant hill. If Ralph Braden builds homes on this location it will block the views of the mountains from many of us that bought near this location for the unobstructed views of the mountains and having the convenience of this large park.
What I am asking of each of you is that you consider voting against this Master Plan proposed change on behalf of the neighbors living in the community that were sold on what would be for our future. This is Nor'wood's second change to the master plan in two and a half years. We do not believe Ralph Braden cares about our concerns for this community.
MEETING SCHEDULED: March 12th 6-8PM at Ranch Creek Elementary School cafeteria - please attend to support this community.

>>>>>Nor'wood's Proposal<<<<<<<
Our proposal is to move the community park site to a parcel near the proposed K-12 school campus which offers the opportunity for collaboration between District 20 and the parks department.
At the current community park site, we propose a neighborhood park that would be built concurrent with our proposal for 74 single family lots. The neighborhood park would be built by Nor'wood and maintained by our Metropolitan District at no cost to the City. This would be an additional park to those already shown on the Master Plan thereby increasing the total park acreage in Wolf Ranch.<<<<<<<End of Nor'wood's proposal.

Serious consideration appreciated!
Respectfully,
Jon and Renee Rubinfeld
719-282-1502

FIGURE 3

Herington, Meggan

From: John Shirtz <johnshirtz@comcast.net>
Sent: Tuesday, March 11, 2014 1:45 PM
To: Herington, Meggan
Cc: jtshirtz@comcast.net
Subject: Comments on Proposed Wolf Ranch Plan Change - CPC MP 05-00080-A4MJ14

Ms. Herington –

My name is John Shirtz and my wife, Tammy, and I would like to include our opposition to the proposed plan change to Wolf Ranch Development detailed in CPC MP 05-00080-A4MJ14. We have been residents of Wolf Ranch since 2009, at address 6012 Leon Young Drive, C Springs, CO 80924. When we bought our home, a big part of our decision was based on the proposed parks and future planning advertised for Wolf Ranch. We were led to believe by the management company and the builder, Vantage Homes, that these plans for the neighborhood were already vetted and agreed upon by the appropriate parties. They were both eager to distribute pamphlets detailing the future development of the neighborhood, including several major pieces proposed for change in this CPC. The location and number of value-adding features to the Wolf Ranch master plan map were critical pieces in our decision to purchase a home in this neighborhood and at our specific location. The fact that the management of this neighborhood is now proposing to change this plan – a plan that many people based very expensive decisions on - is both insulting and surprising. We would like to see the previously proposed plan followed. Besides putting any changes to a neighborhood vote, this appears to be the only fair way to deal with this situation.

Thank you for your consideration and understanding on this matter. I look forward to hearing from you to confirm receipt of this objection and to hear any insight you might have.

v/r
John and Tammy Shirtz
6012 Leon Young Dr
johnshirtz@comcast.net
jtshirtz@comcast.net

FIGURE 3

Herington, Meggan

From: Hollis Julson <hollis.julson@yahoo.com>
Sent: Sunday, March 09, 2014 12:22 PM
To: Herington, Meggan
Subject: Fw: Wolf Ranch Community Park

Dear Ms. Herington,

Below is the condescending and dismissive e-mail that the community's current residents received regarding the changes to the master plan. This plan is NOT in our community's best interest, does not place enough green space and park land in areas needed to decrease community congestion. Instead, we face increased population and drainage issues and decreased home values for current owners. Bottom line, Nor'wood is seeking to increase it's profit to the detriment of the current residents.

Sincerely,
Hollis Julson
5709 Revelstoke Drive

----- Forwarded Message -----
From: Ralph Braden <rbraden@nor-wood.com>
To: Ralph Braden <rbraden@nor-wood.com>
Sent: Wednesday, March 5, 2014 1:55 PM
Subject: Wolf Ranch Community Park

Dear Wolf Ranch neighbor:

As you know, City Planning and Nor'wood have scheduled a neighborhood meeting at Ranch Creek Elementary on Wednesday, March 12, 2014 to discuss the application Nor'wood has made to the City to relocate the Wolf Ranch Community Park from its current location to a site adjacent to the K-12 campus. Our proposal also includes the development of 74 single family lots and a neighborhood park at the current location of the Community Park just west of Ranch Creek Elementary.

While we know that you are opposed to this proposal, we trust that you believe that Nor'wood is making this proposal out of a belief that it is in the best interests of Wolf Ranch. Our request to you is to acknowledge that we are acting in good faith in advancing this proposal. We can certainly debate the merits of moving forward with what is being proposed versus maintaining the status quo. But let's have that debate in a civilized manner rather than questioning our motives as occurred in the meeting in October 2012.

Our proposal if approved by the City would increase the total amount of park land in Wolf Ranch. Plus a neighborhood park would be built now, and the trail connection to Cordera would be completed now.

The alternative is to leave things as they are for several years if not decades before the City builds a community park. We recognize that several feel that leaving things as they are is an acceptable alternative. While we respect and appreciate your view point, we do not agree with it.

FIGURE 3

Ultimately the City will make the decision on whether to approve this application or not. As we go through this process, we are simply requesting that we not question each other's motives and have a constructive civil community dialogue on the merits.

Thank you.

Ralph Braden
Project Executive, Wolf Ranch
Nor'wood Development Group
111 South Tejon Street, Suite 222
Colorado Springs, CO 80903
P (719) 593-2600
F (719) 633-0545
C (719) 659-8014
rbraden@nor-wood.com

NOR'WOOD

Nor'wood: http://www.norwoodinteractive.com/
Wolf Ranch: http://www.wolf-ranch.com/

FIGURE 3

Herington, Meggan

From: Renee Rubinfeld <purplenae@yahoo.com>
Sent: Sunday, March 02, 2014 4:00 PM
To: Miller, Joel; Herington, Meggan; Lieber, Christian
Cc: jrubnfld@gmail.com; purplenae@yahoo.com
Subject: Unwelcome master park plan changes in Wolf Ranch

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When the Wolf Ranch Master Plan was adopted in 2003, it set aside 26 acres for a community park, which was a major reason we bought our house close to this planned future park. It is shown on the Master Plan just west of Ranch Creek Elementary School as 26 acres of a beautiful park with a view of the mountain range. Now Nor'wood is planning, what feels like to us as a community, a bait and switch game to build us a 13 acre park and turn the rest of the space into 74 home sites, on small ~7000sqft lots. The lots across the street have current lot sizes of ~15000sqft, for which we paid higher lot premiums to live in this location. This unwelcome change proposes Nor'wood giving us a 13 acre park, when in fact it is nearly a pocket park, ~6 acres in size and the remaining space of 6.67 acres of a detention pond (renamed it "environmental wetland area") for the purposed master plan changes. This park was to bring the community a nice large park north of Research Parkway, which does not exist in the North section of the Wolf Ranch community. With Nor'wood's new plan to build this park over by the non-existing K-12 grade school, giving two large parks to the south side of Research in Wolf Ranch. There are many of us here in Wolf Ranch that have very heavy hearts seeing this proposed change to a master plan that was once used by all New Home Builders in Wolf Ranch to sell us on the great community that they, Nor'wood, and the City of Colorado Springs had envisioned for the future.
This location also currently contains the community built fenced in dog park "named "Woof Park". It contains an agility course area, along with two dog runs (one for large and one for small dogs). This was built through volunteer work by our local boy scouts and the community, through the help of some generous support of Home Depot, Lowes, and other local businesses. This was built for one of our deployed military members sent off to Afghanistan, who has a passion for dogs. This would greatly hurt to see this just up and moved to some unknown location, as Nor'wood has indicated, they are unsure and have no definite plans as to where to move it at this time.

One last concern I would like to voice is that this property sits on a pretty significant hill. If Ralph Braden builds homes on this location it will block the views of the mountains from many of us that bought near this location for the unobstructed views of the mountains and having the convenience of this large park.
What I am asking of each of you is that you consider voting against this Master Plan proposed change on behalf of the neighbors living in the community that were sold on what would be for our future. This is Nor'wood's second change to the master plan in two and a half years. We do not believe Ralph Braden cares about our concerns for this community.
MEETING SCHEDULED: March 12th 6-8PM at Ranch Creek Elementary School cafeteria - please attend to support this community.

>>>>>Nor'wood's Proposal<<<<<<<
Our proposal is to move the community park site to a parcel near the proposed K-12 school campus which offers the opportunity for collaboration between District 20 and the parks department.
At the current community park site, we propose a neighborhood park that would be built concurrent with our proposal for 74 single family lots. The neighborhood park would be built by Nor'wood and maintained by our Metropolitan District at no cost to the City. This would be an additional park to those already shown on the Master Plan thereby increasing the total park acreage in Wolf Ranch.<<<<<<<End of Nor'wood's proposal.

Serious consideration appreciated!
Respectfully,
Jon and Renee Rubinfeld
719-282-1502

FIGURE 3

are in the 15000sqft property sizing. This just solidifies that every time we hear you say you "care about this community of Wolf Ranch" - your actions are not speaking the same language. Please stick with your master plan that contains a 26.31 acres of REAL play area for families, nicely situated across from the school as you sold us all on from the beginning and even through your last update in July of 2013, that repurposed the commercial land to allow for more housing and lessened the commercial space available. In the updated Master plan dated July 2013 you showed that you would in fact have a 26.31 acre community park plus a 6.76 aces detention pond, seems like all has been forgotten of last year's meeting, we thought you were understanding the Wolf Ranch community. We all really thought that the turn out last time was enough to discourage you from making a very unwelcome change -for which many of us paid premium lot prices to live next to the school and a large neighborhood community park - not another pocket park with a pavilion that I never see being used, such as "Parkwood"! SPEND YOUR EFFORTS GETTING A FLAGSHIP CORNER STORE AND STOP REPURPOSING THIS NEIGHBORHOOD - at the rate your changing this once wonderful neighborhood it will be another Springs Ranch in no time

---

Craig & Yvonne Williams from Wolf Ranch 18 Feb Ray, thank you for providing some information that allows our community the opportunity to see this from a different perspective. If in fact this information is true then all homeowners need to look at the complete picture and make an informed decision. In this situation your silence will be concurrence with the presented proposal. You will be in no position to complain and it is a moot point if you wait or put it off on being informed and making a decision. You were busy doesn't work with things such as this. One thing I thought about is this is a "get out of jail free" card for the city if this proposal is approved. The city will not be obligated to build / maintain this park in WF. I'm pretty sure they are gonna favor this proposal since they have so many parks on hold already and no budget to support and distracted with the "city of champions". Given this easy way out and cost savings...you should be able to hear it now - "all in favor"..... None of us can tell the future however, whether you are in favor of getting something done or waiting we all need to seriously consider this, show up to the upcoming meetings and make the best informed decision we can. Just my 2 cents...CSW

Kevin Bringard from Wolf Ranch 16 Feb
Ralph could shed more light on it, but I believe Nor'wood makes (and has already made) the recommendation/request to the city to change the master plan, and then the city approves or denies it. The only "say" we'd have would be to contact our counsel person and let them know how we feel about it (positive or negative), or to contact Nor'wood and let them know how you feel (again, positive or negative).

FIGURE 3

Herington, Meggan

From: Ray Schindler <rayschindler@gmail.com>
Sent: Monday, February 17, 2014 12:48 PM
To: Schueler, Carl
Cc: Herington, Meggan
Subject: Metro Districts and Wolf Ranch Parks

Dear Carl,

Meggan Herington in your office said that you were the person to contact concerning metro districts. I am a resident of Wolf Ranch which is in the Upper Cottonwood Creek Metro District. Nor'wood recently submitted a master plan amendment to the city in which they are increasing the amount of park space in Wolf Ranch. Basically, they are moving a planned and approved community park from an area north of Research to a location south of research. Where the community park was going to be built, would be filled with more lots and a much smaller neighborhood park. This increase or additional park is to be paid for and maintained by the metro district. The way I see it, this is an additional burden to the taxpayers in the development. Is this something that would come up in the fiscal impact analysis in the review criteria, 7.5.408(f)(2)? The code says something about demonstrating no adverse impact upon the general community.

Thanks for your input.

Ray Schindler

FIGURE 3

purplenae@yahoo.com
jrubnfld@gmail.com

Below I have captured some postings off of the Wolf Ranch NextDoor website from the community:

Park Proposal and our Metro District 15 Feb Ray Schindler from Wolf Ranch I wanted to take a shot at explaining our metro district in general terms and how the park proposal will impact us as taxpayers.
Our metro district is in existence to finance the construction and maintenance for most of Wolf Ranch. In broad terms, the metro district receives its funds by issuing bonds which are serviced by the property taxes that we pay. Part of the funds can be used for capital improvements while some is used for maintenance.
The developer (Nor'wood) builds the capital improvements and then seeks reimbursement from the metro district. While it is true that the developer physically writes the checks for the capital improvements, the developer is receiving some of their cash to pay the bills from the metro district/our taxes. If the metro district doesn't have enough money to reimburse the developer, the developer has to hold those bills until the metro district has the funds.

The construction of this proposed neighborhood park is to be paid for by the developer, i.e. our taxes. The maintenance of the proposed park is to be paid by the metro district, i.e. our taxes. It was asked if our taxes would increase due to this proposal. We are already at the maximum tax rate so our taxes can't increase this year. However, as time goes on, our metro tax should decrease as the capital improvements are paid off. One or two things could happen with this proposal:
1. The number of years that we have the metro taxes will be extended to cover these additional expenses.
2. Our taxes will remain at a higher level, for a longer time, than they would have been without this park change proposal. If nothing else, we will have to fund the maintenance of the park for the rest of its existence; ensuring a higher tax amount in future years.
This proposed park, using the developer metrics, will cost us $1,300,000 million to build and $130,000 per year to maintain. Those are dollars coming from our metro taxes. If we wait for the master planned approved community park in this location, the city will pay for construction and maintenance; the burden is to all Colorado Springs people and not just Wolf Ranch households. The way I see it, we are paying for a park twice in this location if this plan is adopted. We will all continue to pay our general city taxes to the city who would eventually build a park in this location, so paying for it through our metro tax has us paying for the park twice.

Ray Schindler from Wolf Ranch 16 Feb
I believe that since this is a major change to the master plan, it has to go through a number of hoops. The first is the community meeting on March 12th where the city will be looking for community input. The second step is a meeting with the Parks Advisory Board where the Parks Department will make a recommendation. Third step is the Planning Commission where the Planning Department will make a recommendation to the Commission. Fourth step is Community Council who makes the final decision. All four meetings offer an opportunity for community input during the meetings. I would recommend getting involved in each step whether you are for, undecided, or against the proposal. If nothing else, you can email your City Council Member, City Planner, and City Parks Manager. Contact information is:
Joel Miller – City Council Member - jcmiller@springsgov.com Meggan Herington – Principal Planner - mherington@springsgov.com Christian Lieber – Park Development Manager - clieber@springsgov.com

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Renee Rubinfeld from Wolf Ranch 16 Feb
Please speak to every one of your neighbors! We all need to be involved in this major change to the master plan that Ralph Braden sold us all on. Nor' Wood (VP Ralph Braden) is really proving that he does not have a real master plan on the north side of Research. The north side of Research in Wolf Ranch does not have any large park area, and according to this new plan never will. He will remove the dog park (that the wonderful boy scouts and their family members who volunteered their time and energy to construct), and give us a drainage ditch for a park and attempt to classify it as 13 acres of beautiful park, when in fact the 6.76 acres is not a play area at all!! It will be a dangerous area and I would not want to see any children playing around it, since it is a detention area for runoff. Also, we are very unhappy as homeowners seeing the size of proposed lots being in the 7000sqft average, when most of the existing homes over here

FIGURE 3

are in the 15000sqft property sizing. This just solidifies that every time we hear you say you "care about this community of Wolf Ranch" - your actions are not speaking the same language. Please stick with your master plan that contains a 26.31 acres of REAL play area for families, nicely situated across from the school as you sold us all on from the beginning and even through your last update in July of 2013, that repurposed the commercial land to allow for more housing and lessened the commercial space available. In the updated Master plan dated July 2013 you showed that you would in fact have a 26.31 acre community park plus a 6.76 aces detention pond, seems like all has been forgotten of last year's meeting, we thought you were understanding the Wolf Ranch community. We all really thought that the turn out last time was enough to discourage you from making a very unwelcome change -for which many of us paid premium lot prices to live next to the school and a large neighborhood community park - not another pocket park with a pavilion that I never see being used, such as "Parkwood"! SPEND YOUR EFFORTS GETTING A FLAGSHIP CORNER STORE AND STOP REPURPOSING THIS NEIGHBORHOOD - at the rate your changing this once wonderful neighborhood it will be another Springs Ranch in no time

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Craig & Yvonne Williams from Wolf Ranch 18 Feb Ray, thank you for providing some information that allows our community the opportunity to see this from a different perspective. If in fact this information is true then all homeowners need to look at the complete picture and make an informed decision. In this situation your silence will be concurrence with the presented proposal. You will be in no position to complain and it is a moot point if you wait or put it off on being informed and making a decision. You were busy doesn't work with things such as this. One thing I thought about is this is a "get out of jail free" card for the city if this proposal is approved. The city will not be obligated to build / maintain this park in WF. I'm pretty sure they are gonna favor this proposal since they have so many parks on hold already and no budget to support and distracted with the "city of champions". Given this easy way out and cost savings...you should be able to hear it now - "all in favor"..... None of us can tell the future however, whether you are in favor of getting something done or waiting we all need to seriously consider this, show up to the upcoming meetings and make the best informed decision we can. Just my 2 cents...CSW

Kevin Bringard from Wolf Ranch 16 Feb
Ralph could shed more light on it, but I believe Nor'wood makes (and has already made) the recommendation/request to the city to change the master plan, and then the city approves or denies it. The only "say" we'd have would be to contact our counsel person and let them know how we feel about it (positive or negative), or to contact Nor'wood and let them know how you feel (again, positive or negative).

FIGURE 3

Herington, Meggan

From: Ray Schindler <rayschindler@gmail.com>
Sent: Monday, February 17, 2014 12:48 PM
To: Schueler, Carl
Cc: Herington, Meggan
Subject: Metro Districts and Wolf Ranch Parks

Dear Carl,

Meggan Herington in your office said that you were the person to contact concerning metro districts. I am a resident of Wolf Ranch which is in the Upper Cottonwood Creek Metro District. Nor'wood recently submitted a master plan amendment to the city in which they are increasing the amount of park space in Wolf Ranch. Basically, they are moving a planned and approved community park from an area north of Research to a location south of research. Where the community park was going to be built, would be filled with more lots and a much smaller neighborhood park. This increase or additional park is to be paid for and maintained by the metro district. The way I see it, this is an additional burden to the taxpayers in the development. Is this something that would come up in the fiscal impact analysis in the review criteria, 7.5.408(f)(2)? The code says something about demonstrating no adverse impact upon the general community.

Thanks for your input.

Ray Schindler

FIGURE 3

Herington, Meggan

From: President Parkwood <presidentparkwood@gmail.com>
Sent: Wednesday, March 12, 2014 10:47 AM
To: Herington, Meggan
Subject: Resident letter of support

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington,

I am a resident of Wolf Ranch. I support the application of Nor'wood to move the Community Park in Wolf Ranchfrom its current location to a site adjacent to the planned K-12 campus in Wolf Ranch.

I also support the development of the existing community park site with a mix of single family lots and a neighborhood park as shown on the application submitted by Nor'wood.

V/R,
Russell Carroll

FIGURE 3

Herington, Meggan

From: Robertson, Floyd C <Floyd_Robertson@kindermorgan.com>
Sent: Wednesday, March 12, 2014 11:49 AM
To: Herington, Meggan
Cc: floyd robertson
Subject: Wolf Ranch Revision

Hi Meggan. I left you a voice mail a few minutes ago. I am a resident of Wolf Ranch and I am in favor of the changes to the plan as proposed by Nor'wood and Mr. Braden. Unfortunately, I cannot attend tonight's meeting. Also, unfortunately, I believe the meeting will be contentious, with a vocal group opposed. That said, I also believe the majority in our community are supportive or neutral on the changes.

Focusing on the two points of contention that will likely be raised, I believe these will be the community park and the traffic patterns created by the change. Regarding the community park, some seem confused thinking that this is removed from the plan. Obviously, that is not the case. The park is being shifted to a location near the proposed K-12 school and near the community recreation center, off of Research Parkway. This is a better location than the original for the follow reasons:

- Proximity to the school and to the recreation center will allow some synergy of uses.
- The park will be logically located next to a major drainage, where some development issues would occur if not done this way.
- The park location is actually nearer the center of the overall development.
- Research provides a more logical access to a large park location.

The development of a neighborhood park in place of the proposed community park is also more logical for the following reasons:

- Immediate development comports with development of the community trail system and allows connectivity to the trail system at Cordera.
- The neighborhood park, with a sports field and with a playground is ideally suited to proximity with an Elementary School.

The housing portion of the change is acceptable, with the traffic changes that were added. These take care of the concern of more traffic in front of the school. The recent extension of Wolf Village Street and development of Grand Cordera Parkway further respond to this concern, providing a logical outlet from the new homes away from the school. Yet those homes will have easy foot access to the school as well as the neighborhood park.

Probably foremost is the fact that the neighborhood park and amenities will be developed immediately, whereas the community park is MANY years in the future. I personally do not want a large vacant tract that is not being maintained as park or as designated open space in the proximity of the school or our neighborhood. This creates a safety concern, and I think it is likely to serve as an occasional dumping ground for yard waste and other inappropriate materials.

One of the Cordera neighbors complained that he chose his home due to the open space that would be next door in Wolf Ranch. That is an unfortunate aspect of this, but I think the neighborhood needs outweigh this situation. Others describe that they feel that the lack of the community park near their homes will be a detriment to their home values. In that regard, a neighborhood park and trail system developed now will be a positive. A community park that is not to be developed for possibly decades would not be a positive in this regard.

For conditions that could be apply, I suggest the following:

FIGURE 3

- The dog park should be redeveloped at the new community park location within one year of approval of this change.
- The neighborhood park should be developed within one year of the approval.
- The trail system along Grand Cordera Parkway, along the retention pond/wetland, through the neighborhood park, and extending east behind homes on Leon Young to the other neighborhood park at Valemont and Leon Young should all be developed within one year of approval.
- Effort should be made to develop the neighborhood park at Valemont and Leon Young within two years of approval.

If you have any questions, please call me at (719) 660-9282. I did this rather hastily since I just found I cannot come to the meeting, so you may need some clarification. THANKS!

Floyd C. Robertson
Land and Right of Way | 2 North Nevada Ave. | Colorado Springs, CO 80903
Direct: **(719) 520-4455** | Mobile: **(719) 660-9282** | floyd_robertson@kindermorgan.com

"Did you ever walk into a room and forget why you walked in? I think that is how dogs spend their lives."

- Sue Murphy

FIGURE 3

Herington, Meggan

From: John Stanton <john.stanton.27@gmail.com>
Sent: Wednesday, March 12, 2014 10:09 PM
To: Herington, Meggan
Subject: I support Nor'Wood's Wolf Ranch Proposal

Meggan

I support Ralph Braden's propsal to develop a modest park, provide sound rainwater runoff mitigation, and to create a small park "now" vice waiting for the city in 15-20 years.

I believe most of the concerns of residents within one block of the proposed site are unfounded.

I have no problem with what NorWood has presented.

Regards

John Stanton
6213 Revelstoke Dr
Wolf Ranch

FIGURE 3

FIGURE 3

Herington, Meggan

From: Suzanne Stanton <suzanne.stanton.27@gmail.com>
Sent: Thursday, March 13, 2014 3:02 PM
To: Herington, Meggan
Subject: Wolf Ranch neighborhood park

I'm weighing in that I would prefer to have Norwood's plan approved for a small park now instead of waiting years for a city park.

Thank you.

S. Stanton

FIGURE 3

Herington, Meggan

From: atiras@netzero.net
Sent: Friday, March 14, 2014 3:52 PM
To: Herington, Meggan
Subject: Wolf Ranch Community Park...

March 14, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington,
My name is Sarita Bonner and I am a homeowner in Wolf Ranch. I understand that Nor'wood has proposed to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I would like to voice my support of the application of Nor'wood to move the future park. I also support the development of the existing Community Park site with a mix of single-family lots and a neighborhood park as shown on the application submitted by Nor'wood.

I believe that the development of a neighborhood park with a mix of single-family homes is a very good idea considering that the Community Park originally planned for Wolf Ranch may not be developed for decades to come. In short, I support a neighborhood park and more people to call neighbors in Wolf Ranch, therefore I support Nor'wood's application as submitted.

Please let me know if you need any feedback or input above and beyond this letter and I will be more than happy to provide it.

Sincerely,

FIGURE 3

Sarita C Bonner

FIGURE 3

March 23,2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington
This is Dave & June Turner, and we are a homeowner in Wolf Ranch. We understand that Nor'wood has proposed to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. We would like to voice our support of the application of Nor'wood to move the future park. I also support the development of the existing Community Park site with a mix of single-family lots and a neighborhood park as shown on the application submitted by Nor'wood.

I believe that the development of a neighborhood park with a mix of single-family homes is a very good idea considering that the Community Park originally planned for Wolf Ranch may not be developed for decades to come. In short, I support a neighborhood park and more people to call neighbors in Wolf Ranch, therefore I support Nor'wood's application as submitted.

Please let me know if you need any feedback or input above and beyond this letter and I will be more than happy to provide it.

Regards
Dave & June

FIGURE 3

March 14, 2014

Meggan Herington
Senior Planner
Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Mail Code 155
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Community Park
Master Plan - CPC MP 05-00080-A4MJ14
Development Plan - CPC PUD 14-00020
Final Plat - AR FP 14-00054

Dear Ms. Herington
This is Lindsay Smith, and I am a homeowner in Wolf Ranch. I understand that Nor'wood has proposed to move the Community Park in Wolf Ranch from its current location to a site adjacent to the planned K-12 campus in Wolf Ranch. I would like to voice my support of the application of Nor'wood to move the future park. I also support the development of the existing Community Park site with a mix of single-family lots and a neighborhood park as shown on the application submitted by Nor'wood.

I believe that the development of a neighborhood park with a mix of single-family homes is a very good idea considering that the Community Park originally planned for Wolf Ranch may not be developed for decades to come. In short, I support a neighborhood park and more people to call neighbors in Wolf Ranch, therefore I support Nor'wood's application as submitted.

Please let me know if you need any feedback or input above and beyond this letter and I will be more than happy to provide it.

Sincerely,

Lindsay Smith

FIGURE 3

Herington, Meggan

From: John Shirtz <johnshirtz@comcast.net>
Sent: Tuesday, March 11, 2014 1:45 PM
To: Herington, Meggan
Cc: jtshirtz@comcast.net
Subject: Comments on Proposed Wolf Ranch Plan Change - CPC MP 05-00080-A4MJ14

Ms. Herington –

My name is John Shirtz and my wife, Tammy, and I would like to include our opposition to the proposed plan change to Wolf Ranch Development detailed in CPC MP 05-00080-A4MJ14. We have been residents of Wolf Ranch since 2009, at address 6012 Leon Young Drive, C Springs, CO 80924. When we bought our home, a big part of our decision was based on the proposed parks and future planning advertised for Wolf Ranch. We were led to believe by the management company and the builder, Vantage Homes, that these plans for the neighborhood were already vetted and agreed upon by the appropriate parties. They were both eager to distribute pamphlets detailing the future development of the neighborhood, including several major pieces proposed for change in this CPC. The location and number of value-adding features to the Wolf Ranch master plan map were critical pieces in our decision to purchase a home in this neighborhood and at our specific location. The fact that the management of this neighborhood is now proposing to change this plan – a plan that many people based very expensive decisions on - is both insulting and surprising. We would like to see the previously proposed plan followed. Besides putting any changes to a neighborhood vote, this appears to be the only fair way to deal with this situation.

Thank you for your consideration and understanding on this matter. I look forward to hearing from you to confirm receipt of this objection and to hear any insight you might have.

v/r
John and Tammy Shirtz
6012 Leon Young Dr
johnshirtz@comcast.net
jtshirtz@comcast.net

FIGURE 3

Herington, Meggan

From: Julianna Bevere <juliannapb@live.com>
Sent: Tuesday, March 11, 2014 8:25 PM
To: Herington, Meggan
Subject: Proposed Wolf ranch amendment

Ms. Herington,

I own one of the homes directly across from the wonderful open space located on the north side of the wolf ranch community. It has been brought to my attention that the developers of that community are trying to change the master plan that has always represented this area as a future park and build 74 residential lots in its place. This is very concerning for a number of reasons and I desperately hope that you will not do your part in allowing this proposed plan to become a reality. When decided to build in this location the open space located behind our home rather than the backyards of neighbors was a huge factor. We are desperately lacking for community parks in this area of town and it would be wrong to take that away. I hope that you have heard my concerns and are taking them into consideration. Thank you,

Julianna Bevere

Sent from my iPad

FIGURE 3

Herington, Meggan

From: April Veits <aveits@hotmail.com>
Sent: Tuesday, March 11, 2014 8:31 PM
To: Herington, Meggan
Cc: Matt Veits
Subject: Proposed changes to Wolf Ranch Master Plan

Dear Ms. Herington -

My family & I have been members of the Wolf Ranch community since 2005. I will be attending the meeting on March 12 at Ranch Creek Elementary, & am pleased that a representative from City Planning will be in attendance, but I also wanted to express my concerns to you in writing.

As is the case with many members of our community, our decision to purchase a home in Wolf Ranch was based on our belief that additional development would adhere to the Wolf Ranch Master Plan (WRMP). I understand that changing economic conditions sometimes require flexibility by all stakeholders to adapt. Nevertheless, it is difficult to understand why Mr. Braden would give repeated assurances in meetings with residents about the WRMP & yet proceed with filing the changes with the city almost simultaneously. While the timing is suspect, I understand that it is not the responsibility of the City to monitor the business practices of developers.

My concerns with the proposed changes are as follows:
1) Traffic Volume & Safety: The streets in the area in question were not laid out to accommodate the additional traffic volume. Ingress & egress to the additional housing will be an issue, as well as safe access to Ranch Creek Elementary. Has a traffic study been done with respect to the proposed changes & their impact? Is there one scheduled?

2) Storm water infrastructure: With the park as proposed in the WRMP, there would be 26 acres of mostly pervious surface. If changed, that 26 acres will become mostly impervious surfaces (streets, sidewalks, driveways, rooftops, patios, etc.). What strategies will be used to mitigate the additional storm water run-off on the already over-burdened system? Does the size of the current detention pond meet the needs of these additional houses? Will the quality of this additional run-off endanger the surrounding plant & animal wetland? And finally, are we, as taxpayers, possibly faced with the creation of a special tax district in order to pay for necessary infrastructure improvements & maintenance? As the City's current funding is approximately $700 million short for current storm water projects, it seems likely that any additional burden will fall to the taxpayers.

3) Development proximity to wetlands: Have there been any studies ordered and/or completed regarding potential threat to habitat for native plant & animal species?

4) As this is such a radical proposed change in land usage, we are concerned that problems with the heat island effect, light pollution, & noise pollution (given the loss of the noise buffer between the planned commercial development at Research & Powers) will adversely effect the quality of life in our community.

5) Additional water usage requirements for residential and irrigation use: How does the water use for 74 houses utilizing roughly 225 gallons of water per day compare with irrigating approximately 60% of a park? Given the catastrophic fires in CS over the last two years, the need for water restrictions, & the ongoing concerns over responsible water usage, is this really in keeping with the City's conservation goals?

6) Finally, what is to prevent additional changes being made to the WRMP with regard to future housing vs. open space (for example, the lake in the current master plan being replaced with yet more houses)?

Thank you for your time & I look forward to your input at tomorrow's meeting.

FIGURE 3

Sincerely,
Matthew Veits

Sent from my iPad

FIGURE 3

Herington, Meggan

From: Don Schofield <donschofieldjr@yahoo.com>
Sent: Wednesday, March 12, 2014 2:56 PM
To: Herington, Meggan
Cc: Laura Schofield
Subject: Opposition to Wolf Ranch proposed Master Plan amendment

Ms. Herington,

I am contacting you to voice our strong opposition to Norwood's proposed Master Plan amendments CPC MP 05-00080-A4MJ14, CPC PUD 14-00020, AF FP-00054. The removal of the 26 acre open space and subsequent development of 74 additional single family residential lots is an unacceptable change to the Wolf Ranch Master Plan.

As a military family, we were very specific with our neighborhood choice of Wolf Ranch in which to build a new home. The current open space location was a critical factor in where to build our new home and we chose our lot because of the balanced, natural, and organic flow of the Master Plan. The rationale used by Norwood that the city of Colorado Springs is far behind in their planning and execution of city parks is completely immaterial to our family--our concern is that the open space continues to remain in the neighborhood as originally sold to us by our builder. The lot that we chose has wonderful vistas of the natural beauty of Colorado and the majesty of the Rampart Range. The addition of 74 single family homes will destroy the beauty of what the residents understood to be truths and the committed vision of Norwood to deliver a trusted and attractive community. We are in support of keeping the existing space open and natural while we wait for the prioritization of future parks from the city of Colorado Springs.

When military families buy a home and invest in communities, they must be aware of resale, investment and property values. The existing open space offers a unique value not often found in this growing part of El Paso County--untouched land that is attractive, natural and protected from development inside of a well-respected neighborhood. I am gravely concerned that our property values will deflate with the removal of the 26 acre open space and development of the 74 homes, therefore reducing our investment and personally costing our family precious income. If we would have been aware of this change prior to our new construction, our current decision would have been compromised and it is likely that we would have not bought a home in Wolf Ranch.

Norwood has asked the concern residents to trust the company's judgement with regard to the amendment of the Master Plan. I request to see the rubric used to by Norwood to determine what is best for the residence of Wolf Ranch. Was it a simple survey that not everyone received? How do the effected residents of Cordera feel about removing the valuable open space between the neighborhoods? How will the massive drainage problems that over 90% less open space and 74 additional homes be rectified? This is a complex problem that will effect our family financially, philosophically and potentially physically that cannot be remedied by offering a small community park in payment for our validation of broken trust.

My solution is to have Norwood continue to develop Wolf Ranch as the existing Master Plan dictates. I request that they focus all planning and development North towards the proposed lake area, therefore honoring the Master Plan vision in which our family believed. I support the continued growth and investment that Norwood continues to bring to Wolf Ranch, but not at the cost of removing the open space and dog park, and building 74 residential homes in their place.

I remain vehemently opposed to the proposed Master Plan amendment and urge the Planning and Development Land Use Review of the City of Colorado Springs to act with responsibility and reject the current Norwood proposals.

Regards,

Don and Laura Schofield

FIGURE 3

Herington, Meggan

From: Barry Bennett <4bennett@sprintmail.com>
Sent: Wednesday, March 12, 2014 4:02 PM
To: Herington, Meggan
Subject: Villages at Wolf Ranch, LLC Master Plan revision request

Good Afternoon Meggan,

We own one of the three lots in Cordera that will be directly affected by the proposed changes to Norwood Development's Master Plan for the Villages at Wolf Ranch: CPC MP 05-00080-A4MJ14, CPC PUD 14-00020, and AR FP 14-00054.

Since our lot bordered the Wolf Ranch/Cordera boundary, during our due diligence we reviewed the Wolf Ranch Master Plan, as well as the Cordera Master Plan before deciding to purchase our home on Dome Rock Place. While we understood nothing was guaranteed, one of the factors in selecting our home site was the hope that the future 26+ acre park/green area proposed on the Wolf Ranch Master Plan for the area between our home and Ranch Creek Elementary would eventually become a reality. Selfishly, it's obvious we would much prefer the currently approved park/green space behind our home rather than more houses; however, we do have a few concerns/comments regarding the proposed changes.

The first is how this residential development will impact the drainage in the subject area, where runoff drains to the south and west. In addition to the existing holding pond to the south, the area has several natural and man-made swales. With this existing infrastructure, one of our neighbors has had basement flooding due to runoff from behind our homes. Water runs down though our backyards to the side yard swales, out to the cul-de-sac, and rushes down Dome Rock Place, where it often overwhelms the sewer drains, and collects just past Soda Creek Ct on Dome Rock Pl . Many additional homes were flooded on our street during last summer's rains (which is really inexcusable, considering these homes are at most, 5 years old, and were constructed/landscaped to stringent Cordera guidelines). We have also heard from friends and others that homes in the Wolf Ranch also experience flooding, in areas both north and south of Research Pkwy. What's going to happen when the subject area changes from open/park space to 74 more single family homes? We are skeptical the proposed small park, open space, and location of the additional detention/wetland area will be sufficient.

Another concern is the legitimacy any more of developer's "Master Plans" in the Colorado Springs area, which seem to be in constant change. In the 5 years we have lived in our current home, both Cordera and Wolf Ranch have made numerous changes to their Master Plans. We certainly cannot be the only homeowners who look to a community's Master Plan when making a decision whether to relocate to that community, or not, let alone in the selection of a specific home site. Market conditions change, and the economy has been in a downward spiral since 2008, but it has also been well known that for many years now Colorado Springs has not had the excess funds to construct, let alone maintain, new community/regional parks – certainly one of the reasons LaPlata included the building of the Cordera community parks in their development budget, and our HOA maintains them. If the developer had no intentions of constructing this park themselves, and had always planned for the city to construct the Wolf Ranch park in question, having had to know all along the constrained city parks' budget, our question is why was the area behind our home and around Ranch Creek Elementary not originally proposed for future development, rather than proposed park/green space? It doesn't take a rocket scientist to know that a 26.31 acre park was not going to be built for years if left to the city to complete.

We know many city residents who feel that at some point the City Planning Commission should consider holding developers more accountable to their approved Master Plans. In this case, we feel the large Wolf Ranch community park location should be kept in its current location, *near an existing elementary school.* We understand Norwood wants to move this park to another site in Wolf Ranch near a future K-12 D20 school site .... what guarantees are there that D20 will ever need the additional schools, and what will happen when down the road Wolf Ranch's growth meets up to

FIGURE 3

the new site? It is an unfortunate reality that the city's budget woes probably won't subside for quite some time, nor do we see District 20's need for additional schools in both Wolf Ranch and Cordera in the foreseeable future. Unless the developer digs into their own pockets to fund the park, and/or the economy improves such to need additional D20 schools, what will prevent Norwood from once again asking to relocate the park site to develop that area "because the park will never get built by the city, and the new school is far off in the future". Sadly for Wolf Ranch residents, it is very possible this large park may not be constructed for a very long time - so if it isn't going to stay in its currently approved location, maybe it should just be taken off their Master Plan all together; or converted to open/green space, and not as a formal park.

Thank you in advance for your time and consideration.

Sincerely,
Barry and Elizabeth Bennett
9135 Dome Rock Place
Colorado Springs, CO
719-282-9012

FIGURE 3

Herington, Meggan

From: Kevin Bringard <kevinbringard@gmail.com>
Sent: Wednesday, March 12, 2014 4:26 PM
To: Herington, Meggan
Subject: Proposed Changes to the Wolf Ranch Master Plan

Dear Ms. Herington,

I am a member of the Wolf Ranch community. I am please that you will be in attendance at the meeting planned for this evening, March 12, 2014.

I want to strongly advocate against this proposed change. I live at 5756 Revelstoke Dr., about a block from where the original master plan called for the community park to be. The location of this lot in proximity to the proposed park was in large part why we chose where we did. Not just because there would be a park there, but more importantly because we knew there wouldn't be more houses there.

I know I'm not alone when I say I was OK paying a premium for my lot and location based on this knowledge. A premium which was either directly, or indirectly, set and collected by Nor'wood. The very entity who is now proposing this change, having already collected the premiums for the surrounding land.

I am also concerned about what this means for the future of the neighborhood. Development on the northeast side, including open space, parks and a lake, was delayed due to economic downturn. However, it makes me question if the balance of open space to houses will be maintained if we determine the economy well enough recovered to build 74 new homes, instead of continuing to develop in accordance with the original plan. What is to keep the plan from being further changed, leading to an even more unbalanced and overcrowded neighborhood?

We have been explicitly told we should "not question motives" and trust that Nor'wood has the community's best interests in mind, but we have not been given any objective data as to the rubric used to determine what exactly the community's best interests are.

I believe the newly proposed master plan will severely undermine the balance of the neighborhood, moving the majority of the amenities south of Research. This includes:

* The new school
* The large community park
* The dog park
* The clubhouse
* The pool

Leaving the north part of the neighborhood overcrowded and with nothing but a proposed lake, which as I noted above, Nor'wood appears to have little interest in getting to when the alternative to build more houses exists.

I firmly believe this proposed plan is not only bad for Wolf Ranch and the southwest side of Cordera, but sets a bad precedent surrounding what developers can promise, collect premiums on, and then disregard at will.

Abraham Lincoln best described our government as "of the people, by the people, for the people". If the city moves forward with this proposal without full disclosure of the objective data collected, description of the rubric applied to the data and the subsequent express will of the people being directly affected, it will be an abject failure of this principle.

FIGURE 3

Thank you for your time and consideration. I look forward to seeing you at tonight's meeting.

Kevin Bringard
5756 Revelstoke Dr.

FIGURE 3

Herington, Meggan

From: Julie Peel <juliepeel@hotmail.com>
Sent: Wednesday, March 12, 2014 7:25 PM
To: Herington, Meggan
Subject: Wolf Ranch input

Dear Ms. Herington,
I am writing about the proposed plans for Wolf Ranch that are in discussion right now. My main concern is that Tutt blvd. which runs on the west side of Ranch Creek Elementary is very congested and confusing during pick-up and drop off for the school. I believe widening and striping that road would make it safer and provide much needed relief. Some cars pull over to park, some to wait in line and some just try to get through, or just try to pull u-turns to avoid waiting. Dedicated areas for these things would be very helpful. Please consider this as part of the plan. Thank you for your time.

Julie Peel

FIGURE 3

Herington, Meggan

From: Ray Schindler <rayschindler@gmail.com>
Sent: Thursday, March 13, 2014 3:09 PM
To: Herington, Meggan
Subject: Fwd: Wolf Ranch Major Amendment to Master Plan
Attachments: Community Park Email.pdf; Neighborhood Park.pdf; Development Plan.pdf; GoogleEarth_Image Current Approved Location.pdf; GoogleEarth_Image Proposed Location.pdf

My name is Ray Schindler and I am a resident in the Nor'wood development of Wolf Ranch. Although I have not studied the full application that Nor'wood submitted concerning the Master Plan amendment, I assume that it follows the notification that Nor'wood sent to the homeowners; please see attached. I am opposed to this amendment due to the fact that we built our home partially based on the proximity to a large planned park. I liked the idea of being able to take a quick walk down a few blocks and have access to 25+ acres of park area. The confidence to make this decision was founded on the document shown to me by the builder and supplied to me at closing, the master plan. If someone can't lean on the master plan then what assurances does anyone have of any developing neighborhood? I have a number of objections to this amendment/letter as outlined below. I am not sure which ones hold any weight related to any review criteria but common sense says that they should matter.

1. The proposed neighborhood park and additional lots in place of the community park will be built by Norwood and maintained with metro district funding. Since metro districts are funded by the taxes the property owners pay, this is saddling the homeowners with additional debt. By applying the metrics that the developer has used; ($100,000/acre to build and $10,000/acre/year to maintain) this is an additional $1,300,000 debt to the district to build the park and an ongoing obligation of $130,000/year to maintain. The problem with metro districts is that no one understands them and likely don't make the connection that it's them who is actually paying the bills for this development. People love to hear that Nor'wood is footing the bill but they don't understand where Nor'wood gets their cash. I am sure that I'm not the only one who would prefer to not take on this burden and further extend the amount of time I have to pay the metro mill levy. I believe this may fall under city code 7.5.408(F)(2) but reading the code is confusing. I think it is great that this plan would net more park space to Wolf Ranch but I don't support the additional debt it would create for the home owners. I would rather have one park paid for by our general taxes and maintained by the city. In my mind, this plan makes us pay twice for a park that would likely be used by those outside of the district in Cordera and residing in the retirement community. Why would Wolf Ranch want to build a park with residents tax dollars that will benefit those living outside of Wolf Ranch as much if not more.

2. The currently approved community park is number five in priority of other unbuilt parks throughout the city. This statement is erroneous at best. I have had discussion with the city and there is not a priority list for community parks. There is a list of parks on a waiting list but the order in which the parks will be built is not based solely on when a park was approved by the city. The actual construction of a park is based on a number of factors. I shared an email with the developer back in April 2013 that outlined these factors but they still chose to use the scare tactic that we are way down on a list so it's better to settle for a neighborhood park and more lots. I understand that the community park is being moved but for residents north of Research, we don't have any other decent sized parks. The only other park is south of research to the west. This move would put both decent sized parks south of research and leave the northern part of the development underserved. It

FIGURE 3

seems to me that prospective financial partnerships with the assisted living facility and rehab facility would make the current/approved location ideal.

3. 45% of the 211 responders were in favor of Nor'wood's proposal. There are multiple problems with this survey. First, the full results of the survey will not be released; Nor'wood has claimed the responses to be confidential. There were multiple questions on the survey and taking just one question to support a position could be careless. Second, the survey wasn't sent to other stakeholders of this community park such as Cordera who would neighbor the park. If a community park serves those within 1.5 miles (city code defines a community park as serving those within 1.5 mile radius), it should be sent to those people. Third, the 95 favorable people could have been in the area south of Research who would benefit from a park being closer to them. These people would be outside of the metro district funding the neighborhood park and thus have nothing to lose (metro #5 vs. metro #2 which have different mill levies).

4. This plan is in the best interest of Wolf Ranch. In addition to the earlier points, this depends on what that person values. If an earlier built park is in the best interest then build the already master planned neighborhood park at Leon Young and Valemount. If building more houses is in the best interest then build on the still undeveloped 100's or nearly 1,000 acres of land already designated in the master plan as residential. There is no reason to rush the development of this community park location besides the right climate existing to push such an agenda.

In addition to the items not specifically called out in this letter, there are a few other items that make this a bad idea for our community. A few questions and comments:

1. Based on my estimates, there are approximately 500 plotted lots in Wolf Ranch yet to be built including this proposal of an additional 74. Taking an average of the homes sold in the last few years, it will likely be 7 years before the proposed neighborhood park is built. This assumes that lots will be developed in the order that they were plotted. On the other hand, the developer may decide to plot a different area before building proposed area or recession would push out the development even further. Who is to say that a community park would not be built by this time? Additionally, the Parks Department is developing a master plan and a new mayor may have different priorities which could speed up the process. What's the harm in waiting for the community park in this location?

2. Wolf Ranch is a very dense development. This has been a concern of city planners since WR's start. On top of this, some areas of the development are more dense than others. Where the community park is currently planned and approved is a much more dense part of WR and Colorado Springs than the proposed south location. By moving the park, the residents in the north section will be underserved.

3. If the relocated community park is by the K12 campus, it will serve significantly fewer people than it would at the current approved location. The 1.5 mile radius at the current location would serve most of Wolf Ranch, Cordera, Fairfax, and Gatehouse Village. This area would also include the assisted living community, two apartment complexes (Powers/Briargate and Union/Grand Cordera), and the long-term rehab facility. The 1.5 mile radius at the proposed location (based on general assumption about location) would serve Penrose Hospital and the unincorporated area east of Black Forest Road. It appears that half of the area of the 1.5 mile service radius is commercial, low density, or outside of city limits. It's not hard to see which location would better

FIGURE 3

serve the residents of Colorado Springs. I am sure you have much better tools but on my low budget, google earth was the best I could do. See attached for my 1.5 mile analysis.

4. The community park will be relocated to the area in metro district #4 which I believe would be the last area of Wolf Ranch to be completed.

Thanks for your time and consideration. I did my best to use the proper terminology but much of this is new or unfamiliar to me. Please excuse any misuse.

Regards,

Ray Schindler

FIGURE 3

Herington, Meggan

From: Terry Owens <towens1@ymail.com>
Sent: Thursday, March 13, 2014 3:34 PM
To: Herington, Meggan
Subject: Villages at Wolf Ranch, LLC Master Plan revision request

Meggan,

Good afternoon! I don't know what the meeting last night was designed to do, but I think it was informative on the overall objective of Norwood. We are one of the three lots in Cordera that will be directly affected by the proposed changes to Norwood Development's Master Plan for the Villages at Wolf Ranch: CPC MP 05-00080-A4MJ14, CPC PUD 14-00020, and AR FP 14-00054.

Our lot sits on the border of the Wolf Ranch and Cordera boundary and we bought our lot because it backed to the future community park. We spent a long time studying both the Wolf Ranch Master Plan, as well as the Cordera Master Plan before deciding to purchase our home on Dome Rock Place. We even paid a pretty hefty premium for our lot because it did back to a future 26+ acre park. While we understood nothing was guaranteed, one of the factors in selecting our home site was the hope that the future 26+ acre park proposed on the Wolf Ranch Master Plan for the area between our home and Ranch Creek Elementary would eventually become a reality. For us, it's obvious we would much prefer the currently approved park behind our home rather than more houses. We even added 4 additional windows to the already many windows of our home that face the open area that is proposed for a future park and if there are 74 houses put back there, then the additional windows don't make much sense and we would take on additional costs to try to cover as many of those windows as possible.

We as well as many others in both Cordera and Wolf Ranch use these master plans to make decisions on where to purchase. We feel strongly that the City Planning Commission should consider holding developers more accountable to their approved Master Plans. We feel strongly that Norwood is trying to take advantage of the fact that the city and the parks commission are having budget issues by offering to take a future park space off the table. The space is currently not costing the city anything and we believe the future 26+ acre community park should be kept in its current location. We understand Norwood wants to move this park to another site in Wolf Ranch near a future K-12 school site. What happens when D20 does not build on that site? Norwood is just going to change the plan again! As it was discussed last night, it is very possible that the 26+ acre park may not be constructed for a very long time and we are okay with that as long as it does not become occupied by 74 houses. I would also offer the idea that maybe it be changed to open space rather than move it to another location. We just fear that Norwood will continue to change things and not only will we have 74 new neighbors right in our back yard, but we will also never get a community park.

Thank you!

Respectfully

Terry and Isabel Owens
9124 Dome Rock Place
Colorado Springs, CO
(719) 659-6459

FIGURE 3

Herington, Meggan

From: Keith Kirkby <Keith.Kirkby@towill.com>
Sent: Friday, March 14, 2014 8:23 AM
To: Herington, Meggan
Subject: RE: Written Comments on Wolf Ranch

Good morning, Meggan,
Ray Schindler was kind enough to forward me some of the letters that you have received from the community regarding the proposed Master Plan amendments by Nor'wood.

I would like to express a strong opinion regarding the letters in support of the amendments that I've just read through.

First, as I'm sure you realize, there are letters from the HOA, the president of the HOA, home builders and employees of home builders. Anyone who represents a home builder or an entity that stands to gain financially from the actions proposed by the amendments (as all of these entities would with the construction of 74 new home sites in place of a park) stands in conflict of the best interest of the residents of the community, and these letters should not be taken into consideration during evaluation.

Second, as, again, I'm sure you noticed, almost all of these letters contain precisely the same language implying that this was a form letter provided to specific parties that have some interest in the amendments passing for their signature. And further to this second point, with the exception of one letter, none of those in support of the amendments provides a single reason why the amendments will benefit the community or why the "writer" is in support of the amendments.

Third and final, Mr. Brader was asked specifically if the home builders had been made aware of the proposed amendments to the Master Plan at the meeting this past Wednesday evening and his answer was no. The letters submitted by the home builders and representatives of the home builders imply otherwise (and please refer to point number one above).

Thank you for your attention.

Respectfully,
Keith Kirkby

Ray, these are all of the comments as of 11 am yesterday. I have since received more; both for and against. These are grouped by support and opposition. Don't read too much into the support being on top, I don't usually receive letters in support of projects and a majority of those came via US Mail and were scanned in first. Thanks Meggan

Meggan Herington, AICP

Principal Planner - Northeast Team

City of Colorado Springs

Land Use Review Division

FIGURE 3

719-385-5083

FIGURE 3

Herington, Meggan

From: CHURCHILL, JUSTIN L MSgt USAF AFISRA AFSPC/NASIC/GXA, Det 1 <justin.churchill@us.af.mil>
Sent: Friday, March 14, 2014 2:59 PM
To: Herington, Meggan
Subject: Wolf Ranch/ Nor'wood Master Plan Proposal

Hi Miss Meggan,

I'm sure these e-mails are starting to get old. I have a pretty easy one for you.

If I petition the court for a divorce, I can submit a motion to withdraw the petition before it ever gets to the courts/a judge. Is there not a way to withdraw a proposal for a master plan amendment? I think a lot of valuable time and money could be saved by allowing a similar process if there isn't one already available.

Thanks for your time and assistance in this matter. Have a great weekend.

V/R,
Church

FIGURE 3

Herington, Meggan

From: Ray Schindler <rayschindler@gmail.com>
Sent: Saturday, March 15, 2014 3:34 PM
To: Herington, Meggan; Lieber, Christian
Subject: Wolf Ranch Community Park - K12 Location
Attachments: 2005 Change.pdf

Chris/Meggan,

I have not heard anyone mention that the K12 campus already has 48 acres planned for "numerous soccer fields, softball fields, and track/football complexes." See attached, second bullet point. The move of the Community Park from the currently approved/planned location to the K12 location would increase this park space to over 70 acres! That seems a bit large for a park on the fringe of Colorado Springs. Seems more beneficial, for the neighborhood, to have the park space spread throughout the development as was encouraged in this same 2005 filing.

Ray Schindler

FIGURE 3

Herington, Meggan

From: Wolf Ranch <mail@changemail.org>
Sent: Thursday, March 20, 2014 3:35 PM
To: Herington, Meggan
Subject: New petition to you: Show support for a neighborhood park in Wolf Ranch

Dear Meggan Harington,

Wolf Ranch started a petition "Meggan Harington: Show support for a neighborhood park in Wolf Ranch" targeting you on Change.org that's starting to pick up steam.

Change.org is the world's largest petition platform that gives anyone, anywhere the tools they need to start, join and win campaigns for change. Change.org never starts petitions on our own -- petitions on the website, like "Meggan Harington: Show support for a neighborhood park in Wolf Ranch", are started by users.

While "Meggan Harington: Show support for a neighborhood park in Wolf Ranch" is active, you'll receive an email each time a signer leaves a comment explaining why he or she is signing. You'll also receive periodic updates about the petition's status.

Here's what you can do right now to resolve the petition:

- Review the petition. Here's a link:
  - <="" a="">http://www.change.org/petitions/meggan-harington-show-support-for-a-neighborhood-park-in-wolf-ranch
- See the 5 signers and their reasons for signing on the petition page.
- Respond to the petition creator by sending a message here:
  - http://www.change.org/petitions/meggan-harington-show-support-for-a-neighborhood-park-in-wolf-ranch/responses/new?response=03c3aee2fea6

Sincerely,
Change.org

There are now 5 signatures on this petition. Read reasons why people are signing, and respond to Wolf Ranch by clicking here:
http://www.change.org/petitions/meggan-harington-show-support-for-a-neighborhood-park-in-wolf-ranch/responses/new?response=03c3aee2fea6

FIGURE 3

Herington, Meggan

From: Marnie Blackwood <mail@changemail.org>
Sent: Monday, March 24, 2014 8:12 AM
To: Herington, Meggan
Subject: Show support for a neighborhood park in Wolf Ranch

Dear Meggan Harington,

I just signed Wolf Ranch's petition "Meggan Harington: Show support for a neighborhood park in Wolf Ranch" on Change.org.

> Thank you for being a positive voice in Wolf Ranch. We know there are many voices out there about this issues so we appreciate you input. Once completed this petition will be sent to the City for their review with all the other forms of written support.

Sincerely,
Marnie Blackwood Colorado Springs, Colorado

There are now 13 signatures on this petition. Read reasons why people are signing, and respond to Wolf Ranch by clicking here:
http://www.change.org/petitions/meggan-harington-show-support-for-a-neighborhood-park-in-wolf-ranch/responses/new?response=03c3aee2fea6

FIGURE 3

change.org
Wolf Ranch

Recipient: Meggan Harington

Letter: Greetings,

Thank you for being a positive voice in Wolf Ranch. We know there are many voices out there about this issues so we appreciate you input. Once completed this petition will be sent to the City for their review with all the other forms of written support.

FIGURE 3

Signatures

Name	Location	Date
JOHN Stanton	Colorado Springs, CO, United States	2014-03-20
Paul Nielsen	Colorado Springs, CO, United States	2014-03-20
Jason Rose	Colorado Springs, CO, United States	2014-03-20
Duane Huck	Colorado Springs, CO, United States	2014-03-20
Ty Olson	Colorado Springs, CO, United States	2014-03-20
Katherine Kotora	Colorado Springs, CO, United States	2014-03-21
Lisa Kenyon	Colorado Springs, CO, United States	2014-03-21
Rhonda McDonald	Colorado springs, CO, United States	2014-03-21
Will Peterson	CS, CO, United States	2014-03-22
Paul Loomis	Colorado Springs, CO, United States	2014-03-24
Scott Blatnick	Colorado Springs, CO, United States	2014-03-24
Lori Blatnick	Colorado Springs, CO, United States	2014-03-24
Marnie Blackwood	Colorado Springs, CO, United States	2014-03-24
Grace Covington	Colorado Springs, CO, United States	2014-03-24
Sona Loomis	Colorado Springs, CO, United States	2014-03-25
Hal Wilff	Colorado Springs, CO, United States	2014-03-25
Floyd Robertson	Colorado Springs, CO, United States	2014-03-29
Kathy Nobles	colorado springs, CO, United States	2014-03-30
Suzanne Stanton	COLORADO SPRINGS, CO, United States	2014-04-17
Rachel Gibson	Colorado Springs, CO, United States	2014-04-17
Ted Dibble	Colorado Springs, CO, United States	2014-04-18
Jamie Dibble	Colorado Springs, CO, United States	2014-04-18
Edward Florek	Colorado Springs, CO, United States	2014-04-18
Lisa Ruppert	Colorado Springs, CO, United States	2014-04-19
Carlene Riveland	Colorado Springs, CO, United States	2014-04-29
Don Masse	Colorado Springs, CO, United States	2014-04-29
Russell Carroll	Colorado Springs, CO, United States	2014-04-29
Carmen Roy	Colorado Springs, CO, United States	2014-04-29
Jesus Rodriguez	Colorado Springs, CO, United States	2014-05-01

Herington, Meggan

From: Lieber, Christian
Sent: Tuesday, May 20, 2014 8:24 AM
To: Randy Wentling
Cc: Herington, Meggan; Palus, Karen
Subject: RE: Appealing CS Parks Wolf Ranch Decision
Attachments: Parks build Community.pdf

Hi, Randy:

We have received your letter of appeal. As we have discussed, the Wolf Ranch Master Plan will be reviewed and considered by both Planning Commission and City Council. The Planning Commission meeting and the City Council meeting will provide additional opportunities for you to express your reasons for your appeal. Your letter of appeal is being forwarded onto Meggan Herington at Development Services for inclusion as part of the official record for both the Planning Commission and City Council.

Thanks,

Chris

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

From: Randy Wentling [mailto:rgwent@yahoo.com]
Sent: Monday, May 19, 2014 8:01 PM
To: Lieber, Christian
Subject: Re: Appealing CS Parks Wolf Ranch Decision

Chris,
Attached is my appeal for your consideration.
Thanks
Randy
From: "Lieber, Christian" <clieber@springsgov.com>
To: Randy Wentling <rgwent@yahoo.com>
Sent: Thursday, May 15, 2014 8:53 AM
Subject: RE: Appealing CS Parks Wolf Ranch Decision

Hi, Randy:

Please give me a call at your convenience to discuss the application process. 385-6530

Thanks,

Chris

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services

FIGURE 3

1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

From: Randy Wentling [mailto:rgwent@yahoo.com]
Sent: Wednesday, May 14, 2014 8:52 PM
To: Lieber, Christian
Subject: Re: Appealing CS Parks Wolf Ranch Decision

I am looking forward to any insight that you can provide to assist with our effort.
Thank You
Randy

From: "Lieber, Christian" <clieber@springsgov.com>
To: Randy Wentling <rgwent@yahoo.com>
Sent: Wednesday, May 14, 2014 6:36 AM
Subject: RE: Appealing CS Parks Wolf Ranch Decision

Good morning, Mr. Wentling:

We are in receipt of your email and appeal request. As you are aware, Parks and Recreation Advisory Board decisions may be appealed to City Council; however, since the Wolf Ranch Master Plan will be considered by City Council as part of the Development Review process(regardless of appeal), I am seeking clarification from Development Services on the appeal process steps. As soon as I have more information, I'll get back to you.

Thanks,

Chris

Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905
719-385-6530
clieber@springsgov.com

From: Randy Wentling [mailto:rgwent@yahoo.com]
Sent: Sunday, May 11, 2014 9:25 AM
To: Lieber, Christian
Subject: Appealing CS Parks Wolf Ranch Decision

To: Christian Lieber, RLA
Park Development Manager / TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services

Subject: Appeal Colorado Springs Park Wolf Ranch Community park Decision

I am appealing the Colorado Springs Parks decision of changing/updating the Wolf Ranch master plan by moving the location of the Wolf Ranch community park. I do not agree with this decision. The NE area of Colorado Springs needs additional park space for recreation, sports, etc...and by moving the park farther east it will only delay the building of the park. Park space is needed by the community now. The CS parks and planning department has already approved this plan so my question is why didn't the step to ensure funding for this plan of developing the park and other parks on the parks development backlog be acted upon too. People live in Colorado Springs for various reasons but the natural beauty, scenery, parks, trails and open space are high on the list in making that decision. The Wolf Ranch community park

FIGURE 3

location is between Wolf Ranch and Cordea housing developments and seems to be a great location. Please let me know if there are additional steps to this appeal process.

Thanks

Randy Wentling

FIGURE 3

Parks build Community

To: Parks and Recreation Advisory Board 5/19/2014

From: Randy Wentling (Wolf Ranch resident)

Subject: Wolf Ranch Master Plan/Community Park Appeal

Our family moved to Wolf Ranch (WR) in 2007 after researching the location, master plan, and builders of the development. We knew WR was a new development but felt reassured because WR had an approved master plan. We and many residents invested into the neighborhood because the master plan offered many amenities for recreation, community, and offered a good location living in Colorado Springs.

I am appealing the decision to modify the WR master plan moving the planned (approximately 25 acres) community park between Cordea and WR neighborhoods to a new location further east along Research drive. The new proposal would build homes and include a small park of approximately 3 acres where the current community park is planned. Here are my reasons for this appeal:

1) NE Colorado Springs needs parks for sports, community, and family events.
2) Moving the park would delay building this park since the proposal is moving it further east where no development has occurred.
3) No funding or with park development having a large backlog is not a good reason to move the park. The land can sit until funds are available.
4) The current location is a great one sitting between two neighborhoods on Tutt Blvd, adjacent to a grade school and close to Liberty High School (District 20).
5) People have bought into the master plan for approximately 10 years and have paid extra to buy lots next to the planned community park. Invested interest!
6) The youth, families, and adults need park space for a safe place to play sports.
7) Colorado Springs would benefit building additional parks creating vitality and health in the community.
8) WR development consists of 1,982 acres bordering Powers (W), Black Forest Road (E), Cottonwood Creek (S), and Old Ranch Road (N) so there is plenty of room for housing and leaving the current master plan approved.
9) When buying a house in a new development it should not be a 'buyers beware' principle the homeowners have trust in the planning process and elected officials.
10) The master plan should be more than a marketing plan and something homeowners can put trust into when investing in a home.

I appreciate your consideration in reviewing my appeal and considering my interest as a homeowner someone that lives in WR. I believe in Colorado Springs and hope the very best for our city.

Thank You

Randy Wentling

6190 Adamant Dr.

Colorado Springs, CO 80924

rgwent@yahoo.com

FIGURE 3