

Thelen, Lonna

From: Les Gruen <urbanstrategies@msn.com>
Sent: Monday, October 31, 2016 12:53 PM
To: Thelen, Lonna
Cc: James Albert; Bette Ann Albert; Herington, Meggan; Wysocki, Peter; Diane Matsinger
Subject: Re: Archer Park

Good Afternoon, Lonna -

You had invited me to contact you with any additional questions or concerns during the review process. In reviewing my letter to you as well as the letter you recently received from Diane Matsinger in connection with the above referenced subject it occurred to me that two important issues were not specifically noted for your consideration:

- The applicant has proposed a gated entrance to the development which, as I understand the proposal, would block free access to the home at 12 El Encanto. The owner of this property requires unfettered access to the property
- An O&E report is being prepared that addresses the easement on the southern portion of the property. This easement has historically been used for utility service access as well as access the property to the east. The implications of how this easement affects the subject proposal needs to be better understood

Concerns related to fire safety, off-street parking, drainage, neighborhood character and developer track record have already been voiced by me and others and presumably been noted. I wanted to make sure the aforementioned concerns are added to the list.

Thanks, Lonna and please keep me abreast of how things are proceeding.

Les

On Oct 20, 2016, at 11:24 AM, "Thelen, Lonna" <Lthelen@springsgov.com> wrote:

Les,

Thanks for your email and letter describing the concerns you have with the authority of review for Archer Park. As I discussed in the meeting, this project is still in the internal review stage. I am working on acquiring the review comments from all agencies and will provide a review letter to the applicant laying out the concerns that need to be addressed. Once I have an understanding of what concerns remain and if the applicant is willing to address those concerns I will have a better understanding if staff feels that this is a project that can be administratively reviewed or if staff has concerns that require that City Planning Commission review the project. I will ensure the neighborhood is informed throughout the process and I hope to be able to address some of the concerns raised by the neighborhood during the internal review process.

Let me know if you have additional concerns or questions during the review process.

Thanks,
Lonna

Lonna Thelen, AICP, LEED AP

Thelen, Lonna

From: Dianne Allen <dallen5419@yahoo.com>
Sent: Tuesday, November 01, 2016 12:20 PM
To: Thelen, Lonna
Cc: Randy Allen
Subject: File No. AR PFP 16-00629, Land development application

Hello Lana,

Thank you for our telephone conversation today regarding the above referenced application for land development off of El Encanto Street. My husband and I, as we discussed earlier, are greatly concerned about the proposed development creating access and egress issues, parking issues and fire fighting access issues.

I look forward to updates regarding the progression of this application.

Thank you,
Dianne Allen
21 El Encanto Dr.
CS, CO 80906

Sent from my iPad

Thelen, Lonna

From: Corna Gossage <cornagossage@hotmail.com>
Sent: Monday, October 24, 2016 10:17 AM
To: Thelen, Lonna
Subject: Horse property

Dear Lonna,

My husband and I were unable to attend the meeting regarding the development of the horse property at 10 Encanto Dr. Having 8 houses on that property would be unacceptable on a lot of levels and to a large number of people. Definitely to us, as the houses would literally be in our back yard.

I went to the first meeting and the resistance to this development was so strong, I would be appalled if the developer was allowed to move forward with this crazy plan. I can't be sure, but I believe the density of that development would be unprecedented in the Broadmoor area.

I hope the number of people that would be adversely affected by this development carries some weight with the decision to allow the development.

Sincerely,
Corna and Rick Gossage
35 Marland Rd
719-632-9153

Les Gruen



October 19, 2016

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

Re: Archer Park Preliminary and Final Plat Application

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

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Les Gruen', is written over a light blue horizontal line.

cc: Meggan Herington

Thelen, Lonna

From: Betty Wolfe <bettywo1999@yahoo.com>
Sent: Thursday, October 20, 2016 10:05 AM
To: Thelen, Lonna
Subject: El Encanto project

Hello Lonna

compliments to you on your handling of the meeting last night. Emotions were strong concerning this project and i hope you were able to understand our concerns. It is really more than "not in my backyard". Our neighborhood is very cohesive and protective of what little open space remains.

Please help us!

It's our wish for this to go before the planning committee and also that the reputation of the builder will be taken into account.

I know the property will be developed, but am just hoping for a more thoughtful plan.

Thank you

Betty Wolfe

225 Mayfield Lane

Thelen, Lonna

From: Scott Nilsen <SNilsen@sc.younglife.org>
Sent: Wednesday, October 19, 2016 2:27 PM
To: Thelen, Lonna
Subject: 10 El Encanto Drive - Land Development Application

Lonna,

I was unable to attend the meeting at Broadmoor Elementary on Tuesday, Oct. 18, but want you to know that I am thoroughly opposed to the proposed development of 10 El Encanto Drive. The Count Portales/Broadmoor community is designed for bigger, family lots and the streets around that neighborhood are not designed to handle 8 more single family homes. I just don't feel this would be good for the neighborhood and is not a development that I can support.

Thank you for hearing our concerns,

Scott Nilsen

Pikes Peak Young Life
snilsen@sc.younglife.org
(719) 332-6732 cell



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Thelen, Lonna

From: james albert <jdalbert1@comcast.net>
Sent: Wednesday, October 19, 2016 7:14 AM
To: Thelen, Lonna
Subject: last nights meeting

Good morning Ms Thelen

It was very nice to meet you last evening. As you could see there is great concern about the proposed development in our neighborhood both in its density nature and the unreliability and dishonesty of the applicant and his land management representatives. Historically Mr. Delesc's record demonstrates that whatever he says he will he will do, he will do different. This could result in serious harm to the neighbors property(example-storm drainage)

I believe they radius of their turnaround is only 40 feet when it needs to be 48 and what they are doing with the easement going east- west on the south side of the property continues to be a mystery even after this question was posed several times.

The easement must stay available for electric maintenance, however he appears to be counting that unusable land into the 20,000 square foot minimum lot even though is not usable by the home owner. If you recall I asked this question severalties and could not get a straight forward response.

With all the discussion I did not have time to mention that the neighbors have retained:

- 1) Les Gruen of Urban strategies
- 2) Bruce Wright of Flynn ,Wright and Fredman
- 3) David Isabel of Hogan Lovell

as the legal team that will provide maximum comprehensive negotiation, research and litigation services needed to maintain our quiet enjoyment in the neighborhood we have invested so much. Please make sure the applicant and Altitude Land consultants are aware that they can expect a formidable legal defense from the neighborhood if they continue to impose this plan that is not consistent with the density of the 3 adjacent neighborhoods. As you recall Ms Heggem completely ignored the concerns of the Portales neighborhood that is directly west of the subdivision because their larger lots (1- 2 acres) did NOT fit into her deceptive narrative of how the proposed development density compared to the adjacent neighborhoods. The concerns of those living on El Encanto, Mayfield and Marland(Portales association) need to be given appropriate consideration.

Sincerely

James D.Albert, MD

Thelen, Lonna

From: Bette Ann Albert <basalbert1@gmail.com>
Sent: Tuesday, October 18, 2016 8:32 PM
To: Thelen, Lonna
Subject: Dr. and Mrs. Albert in response to the proposed development at 10 El Encanto

Hello Lonna,

My husband and I want to clarify something in response to something Mr. Delesk stated tonight about our home at 9 El Encanto Drive. He said that our home is two stories. In fact, our home was built as one level in 1954 and has attic space on two ends of the house but is not technically a two story house. Mr. Delesk has never been inside of our home to understand that it is not two levels. There was an attic over the garage that we turned into an art studio and a space between two attics areas that house the boiler rooms on each end of the house that has a small TV room but our house is not properly "two stories." It has the appearance of being so but is technically not. We do not want him citing our home as an example of the neighborhood. or style of houses in the entire neighborhood. Our home was probably the first home built on El Encanto way back when and the attic has been kept as the original space of the original house. We have expanded our home lately since we bought it over twenty years ago but have not added any second floor to the main home. We have a roofline that is consistent with the original home.

Just for clarification.

Thanks you,

Bette Ann Albert

Thelen, Lonna

From: Michael Roslin <michael@frontrangecommercial.com>
Sent: Saturday, October 22, 2016 6:51 AM
To: Thelen, Lonna
Subject: AR PFP 16-00629 El Encanto Drive

Hello,

As per our recent phone conversation, and your suggestion that I write to you to voice my concern and opposition to the developers plan as proposed. I am not opposed to development. I believe in Real Property rights. However, I also believe in fairness/equity and balance. In this particular case, the Developers plan is not fair and balanced and **I firmly believe that the plan as proposed eight (8) homes, will have a very negative impact on the surrounding neighborhood and impose significant burdens on the same.** First and foremost, the Developers primary road for ingress/egress is only 20 feet wide +/-, which is the size of the interior of most garages and meets the definition of the width of an alley. The ingress/egress is also one way in and one way out of the neighborhood, without an escape. The developer has also proposed off street parking to accommodate 1 car per household. With this said the sizing in my opinion is still undersized, pushing excess parking and significant traffic out into the surrounding existing neighborhood, which I believe is not appropriate and concerns me about the safety and soundness of the existing El Encanto neighborhood.

The same Developer has been approved on a very similarly sized parcel on Marland road for four (4) new homes, On the same parcel, there is one (1) existing home on the flag shaped lot. Why would the city approved eight(8) homes on a slightly smaller sized flag lot on El Encanto Drive. Eight (8) homes would be like squeezing two (2) gallons of anything into a One (1) gallon container, there will be spillover which will adversely impact the quality of life and have a adverse impact on the surrounding neighborhood, principally my home. My home 7 El Encanto drive, sits squarely in front of the proposed entrance to the Developer's new El Encanto Drive project . **A fair compromise would be to allow no more than four (4) homes to be developed , instead of eight(8) as proposed on El Encanto Drive** This would be a fair compromise and I think allow the Developer to better meet the city of Colorado Springs building /development code relative to the size of the roadway and address most if not all of the concerns about safety, traffic ,spacing ,etc. which would allow better integration into the existing surrounding neighborhood.

Thank you,

Sincerely,

Michael A. Roslin , CLS
Broker Associate
Front Range Commercial, LLC
105 East Moreno Avenue, 2nd Floor
Colorado Springs, Co 80903
719-520-9500
719-667-5323 direct
719-520-1043 fax
719-351-1328 cell
michael@frontrangecommercial.com

Thelen, Lonna

From: Bette Ann Albert <basalbert1@gmail.com>
Sent: Friday, October 21, 2016 10:45 PM
To: Thelen, Lonna
Subject: Bette Ann Albert (last comment)

Hi Lonna,

Just want to get this comment in before the clock strikes 12. Obviously there are so many concerns about the proposed development. Truly, Mr. Delesk has proposed his plans in a way that one would never have any idea that our house and land at 12 El Encanto Drive needs a viable and safe access through this proposed development. He has no plans for pedestrian safety for me or any of the service persons that would be entering and exiting 12 EE through "his gate." We also do not want to be coerced into joining his HOA which truly doesn't seem fair for us at all. Our property at 9 and 12 EE should have some seniority because we have lived here for over 20 years, our house was built in 1954 and the house at 12 was built in the 1980s. Truly we do not want to be forced into any type of HOA membership and should be allowed to enter and exit 12 EE as we do at this point. Obviously we are beyond ourselves concerned about the safety and emergency access into and out of 12 EE including a turn-around at the East End of the proposed development for emergency access into 12 EE because as the plan stands now, there are two homes that will interfere with the sharp entrance into 12 EE. We agree with our neighbors on all of the complicated issues that will result from this proposed development including pedestrian safety and fire and other emergency safety, traffic safety, lighting, electricity feed to our home and others from the South Easement that starts at Marland Rd. And, this proposed development isn't really self-sufficient in terms of parking for visitors during simultaneous life-cycle events and will force cars onto El Encanto Drive all of the time.

I just need to vent. Sorry, but truly, as the plan is drawn at this time, there is no reason to believe that anyone would have the understanding that this proposed development needs to leave safe and quick access to 12 EE for pedestrians and cars and emergency vehicles.

Thank you for understanding how stressful this proposed development is for us at 9 and 12 EE, our neighbors on Mayfield Lane and our neighbors on El Encanto Drive, Sierra Vista Drive, Sequoyah which also has a similar 8-home presence on a much larger road than 20' and other roads like Old Broadmoor Rd and Spring Meadow Rd. that feed into our El Encanto Drive neighborhood, particularly during the elementary school hours during the school year.

Very Respectfully,
Bette Ann

Thelen, Lonna

From: Paul Eckstein <p22eckstein@comcast.net>
Sent: Friday, October 21, 2016 11:13 AM
To: Thelen, Lonna
Subject: Archer Park Subdivision

Dear Ms. Thelen,

I recently attended the community meeting regarding plans for the Archer Park Subdivision.

This development will have a definitive effect on our community, both short term and long term.

My primary objection to the current plan is that the high density construction is inconsistent with the rest of the community. I live on a ¾ acre lot, and most of the homes in the area are on 1 acre or great sized lots.

Jamming 8 homes onto 5 acres will contribute to what I refer as a “high priced slum”. In the short term, the construction of so many homes will be very disruptive in terms of noise and truck traffic. The long term effect will be the degradation of the quality of the neighborhood, creating high density in an area we have chosen because of the low density of housing.

In addition to registering my objection, I would appreciate a copy of the attendees to the October 18th meeting, along with their email addresses. Many thanks,

**Paul Eckstein
22 Cheyenne Mountain Blvd
T22eckstein@comcast.net**

Thelen, Lonna

From: Bette Ann Albert <basalbert1@gmail.com>
Sent: Friday, October 21, 2016 11:08 AM
To: Thelen, Lonna
Subject: Bette Ann Albert, 9 and 12 El Encanto Drive/important observation

Hello Lonna,

Just want to bring to your attention that Mr. Delesk has a much wider entrance and exit that he has designed for his Marland Park development. It looks like a "twin" entrance feature that starts with a split entrance so in traffic goes on one side (west) and outgoing traffic comes out on another side (east) and each entrance is 27'. then this grand double entrance that is separated by a landscaped island flows into a street that moves from 29' to 30' to 32' to 33' to 34' to 35' to 36' to 37' that has a flow around a landscaped feature so in traffic flows to the west of it and outgoing traffic goes to the east of it. Then, the street into this subdivision becomes 39' to 40' to 41'.

It is curious why Mr. Delesk has determined that the proposed Archer Park subdivision should be less of a grand entrance with only one way in and one way out and no gracious and efficient safety flow features. So, he is well aware of how to make a subdivision that has more respectful and safe flow in terms of its "private drive" accessibility that does not necessarily need to be one way in and one way out. We should not be subjected to one developer's vision of what is safe in terms of the 20' road that is the only way in and out of 10 El Encanto Drive. I am sure that you understand the point here. Thanks.

Thank you,
Bette Ann

Thelen, Lonna

From: Walt Harder <walt@waltharder.com>
Sent: Monday, October 17, 2016 12:26 PM
To: Thelen, Lonna
Subject: Delesk - El Encanto

Lonna,

My home adjoins the area affected by this development proposed by Mr. Delesk.

Based on comments I've received from a great number of my neighbors concerning Mr. Delesk's track record in our community there is tremendous concern that this development might not be carefully planned, monitored or Development Plan conditions enforced.

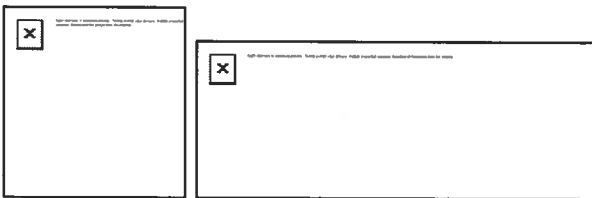
I'm formally requesting that this development not be fast-tracked in any way and that a full planning process take place. It's important to all of us that Mr. Delesk's commitments are fully adhered to and understood by all.

I will not be able to attend tomorrow evening's community meeting but wish for my concerns to be heard.

Sincerely,
Walt Harder

Walt Harder

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



Thelen, Lonna

From: Diane Matsinger <diane@matsingerlaw.com>
Sent: Friday, October 28, 2016 12:00 PM
To: Thelen, Lonna
Cc: 'Diane Matsinger'
Subject: Proposed Subdivision -- 12 El Encanto

Good morning, Lonna. I respectfully request that the City consider the concerns voiced by me and by my neighbors concerning the proposed project, and specifically consider whether the project meets the following Review Criteria:

Review Criteria A. Health, Safety, Convenience and General Welfare. For the reasons set forth below, the proposed project increases the danger of fire, flood and accident in our neighborhood, and destroys our existing rural character.

Review Criteria B, 1. Promote Stable Neighborhoods and Healthy Living Environment. I encourage you to drive through the Sierra Vista/El Encanto/Mayfield neighborhood. The streets are very wide, the houses are low profile, and there is almost a "rural" feel. The proposed project is dense, and the narrow access road will increase that density – tipping our delicate balance to urban. A project with less density and an access road with a width consistent with existing roads would preserve the character of our neighborhood.

Review Criteria B, 4. Provide Streets with Adequate Capacity and With Which Appropriate Improvements will Handle Anticipated Traffic Flow. I understand that Steve Smith of CSFD has stated that a 20-foot access road "is allowed." But the fact that something is technically "allowed" should not mean that it should be approved under every circumstance. This is a circumstance where it should not be approved. The access road is not only 20-feet, it is 20-feet – *one way in and one way out*. The turnaround does not resolve the fire hazard. As you know, fires have devastated our City in the last decade – and the Broadmoor area is due. The proposed allows access only from the northwest corner. If the fire is coming from the east or from the south, there will be no access. A wider access road *and* alternate or emergency access from Marland should be required.

Review Criteria C, 2. Ensure Adequate Storm Drainage. I understood from comments at the neighborhood meeting that owners of property to the southeast (i.e., the bluff descending to Broadmoor Valley Road) are concerned about drainage in times of flood. For my street, the concern is not only flood, but times of heavy rain. The addition of extensive non-permeable surfaces will increase runoff from the site. El Encanto is a u-shaped road and the topography of the project site causes it to drain past my house and directly toward my neighbors' across the street, then around the corner and to the nearest storm drain, which is some distance away on Sierra Vista. The applicant's representative stated that swales would accommodate the drainage from the project site. Swales would not appear to be adequate to handle the amount of rain from a heavy storm, much less from floods.

Review Criteria D, 1 and 4. Minimize traffic hazards through streets of appropriate design . . . and provide for safe and convenient pedestrian and vehicular traffic circulation and provide for safe and convenient pedestrian access throughout the community. The increased traffic from 8 homes, all accessing from El Encanto via Sierra Vista is too much for this neighborhood. I am aware that the traffic engineer has opined that a Traffic Study is not necessary. However, his opinion is based on a very low estimate of peak hour trips, which does not make sense to those of us who live in the neighborhood, and does not take into account total trips. The results of a traffic study would be very informative. In addition, because our neighborhood is so open and inviting, our streets and sidewalks have a significant amount of recreational traffic, bicycles, people with dogs, kids on skateboards, etc. The addition of traffic from 8 homes threaten the safety of these activities as well. The applicant also stated that emergency evacuation would not present problems because "it's like any other 4 way stop." That statement does not account for the fact

that, if the project were approved, two of the arteries would be culdesacs – from which residents have no other means of escape.

Review Criteria E, 3. Provide for adequate . . . fire protection facilities. The above discussion demonstrates my concern – and that of my neighbors – about fire. This project does not allow for reasonable and safe simultaneous access for CSFD and resident evacuation.

For these reasons, I join in my neighbors' requests that your department exercise its discretion to send this project to the Planning Commission for review in the first instance. Thank you for your consideration.

Diane Matsinger

14 El Encanto Dr.

Colorado Springs, CO 80906

719-448-0055.

Thelen, Lonna

From: David W. Donner <dwdonner@comcast.net>
Sent: Thursday, October 27, 2016 10:25 AM
To: Thelen, Lonna
Subject: 10 El Encanto Drive - Land Development Application RE: AR PFP 16-00629

Importance: High

Dear Lonna,
I'm writing in regard to the proposed development at 10 El Encanto Dr.

As a resident that borders this property, I am opposed to this project as currently presented to the planning commission.

Bordering the proposed development, my family has owned approximately 60 Acres for the last 75 years which consist mainly of horse grazing property and open space. The neighborhood has always been developed in a manner that supports larger acreage than the current City minimum of 20,000 Sq. Ft. I might remind you this area was formerly in the County of El Paso which allowed such a pristine area to flourish over the last 100 years with larger lot sizes than the City's minimum which obviously has created higher than normal property values. It seems to directly contradict the City of Colorado Spring's development codes in several ways:

A one-way entry/exit of a 8 home property on a 20 Foot access road violates City codes of minimum road width. This not only creates an inconvenience for bordering properties using the same road, but more of a safety issue regarding Fire/Emergency situations in addition to bottle necks in an emergency evacuation possibility.

It also violates the City's guidelines in many ways:

- It does not Respect the heritage and its natural setting;
- It does not project a highly attractive image and protect the unique character and scenic beauty;
- It does not provide an incomparable system of open spaces, natural areas, and greenways;
- It does not establish a positive connection between different land uses and achieve a well-designed balance between their location and mix, nor is it considered innovative or creative as a development aesthetically appealing to the community. It is too compact for the surrounding neighborhood.
- **My recommendation would be to scale down the number of homes in the range of 4-6 houses. I would also recommend the City follow its codes by authorizing a wider access than the proposed 20 Ft. road currently presented.**
- **Thank You, for your consideration,**

David W. Donner

Office 719.633.8859
Cell 719.337.5638
Fax 719.213.2088
dwdonner@comcast.net

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