

Sexton, Daniel

From: Don Masse <donmasse@gmail.com>
Sent: Wednesday, May 16, 2018 8:22 AM
To: Sexton, Daniel
Subject: AR PUD 06-00515-A1MN17

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Good morning,

I am writing regarding a public notice for file numbers AR PUD 06-00515-A1MN17 and AR FP 17-00331 for changes to the Westcreek III development plan at Wolf Ranch.

I have visited the city website and am unable to locate plans for the proposed changes. Any help would be much appreciated.

I would also like to express concern regarding construction traffic through adjacent neighborhoods. I live on Country Creek Trail, which I believe, will be adjacent to this work. We completed work on our home in March 2006 and would consider our street to be in a fully completed section of the neighborhood. I would ask that construction traffic not be allowed to be routed through the completed roads for the safety of the families and children that live there, and to prevent the inevitable road damage that occurs from heavy construction. The roads of concern are Country Creek Trail, Abbey Pond, Wolf Lake (which then accesses Research Parkway)

I hope that all construction traffic can be directed to the South, via Cowpoke Road and Black Forest Road.

Thank you,

Don Masse
8756 Country Creek Trail

Sexton, Daniel

From: Dale <dalefunston@hotmail.com>
Sent: Sunday, May 20, 2018 7:41 PM
To: Sexton, Daniel
Cc: Ross Clinger
Subject: Concerns and comments on Westcreek III at Wolf Ranch scheduled for May 22, 2018

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Daniel,

My name is Dale Funston, a homeowner in Wolf Ranch, and I am commenting on the appeal of the Westcreek III subdivision at Wolf Ranch. This appeal is scheduled for a public hearing with the Colorado Springs City Council on May 22, 2018. I have discussed this appeal in some detail with my Wolf Ranch neighbors and the owners of the privately held ranch next to the proposed Westcreek III subdivision. The related project file numbers are AR PUD 06-00515-A1MN17, and AR FP 17-00331.

My comments and concerns are listed below:

- **Tutt Boulevard as proposed is not likely to be built, limiting access to the proposed subdivision**

The proposed plans for the Westcreek III subdivision show an extension of Tutt boulevard from Cowpoke Road, through a privately owned ranch, to reconnect with Tutt Boulevard and Research Parkway at the northeast corner of the private property. The developer is counting on the future extension of Tutt to provide access to the Westcreek III subdivision from Research Parkway. It is my understanding that the plans for the extension of Tutt have been made without the consent of the owners of the ranch, and that the private owners have no intention of paying for the construction of the Tutt extension that runs through their property. As a result, the extension of Tutt will not occur for many years, if at all, resulting in limited access to the subdivision and other residential communities south of Cottonwood Creek.

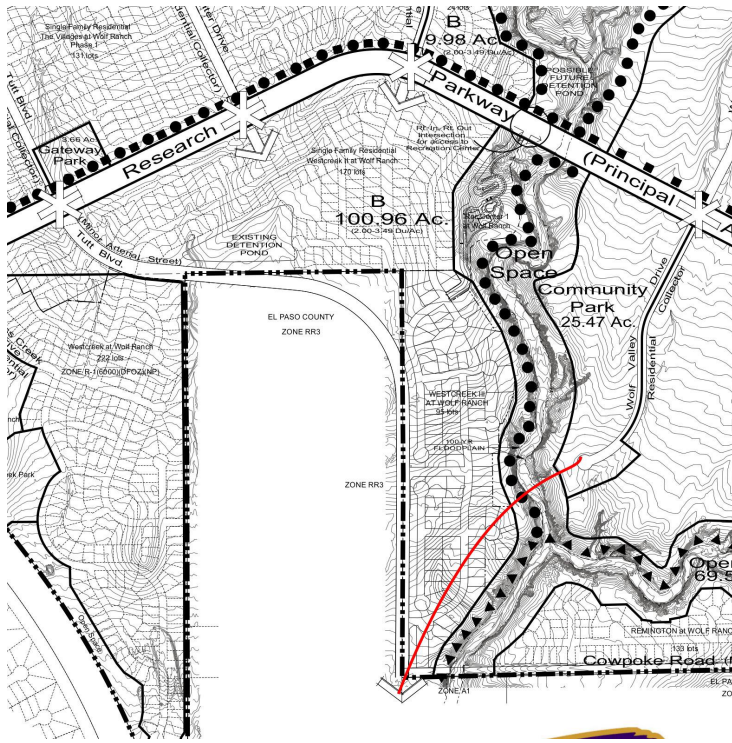
- **The 30' temporary access road to Westcreek III should be replaced with a permanent road**

The developer proposes to construct a 30' temporary access road during construction of the subdivision. Since the construction of the Tutt extension will not be built at the same time as Westcreek III, the construction of a 'temporary' road to access the south end of Westcreek III should not be approved. This temporary road is not likely to be temporary, and a more permanent road suitable to needs of the community should be constructed as part of the subdivision.

- **Another road is needed to connect Cowpoke Road to the new ASD20 school and community park.**

With the new ASD 20 school (Legacy Peak K-12) being opened in 2018 at the east end of Research Parkway, there is a need for a road to connect the school to the communities it serves off of Cowpoke Road (namely Remington at Wolf Ranch and Cumbre Vista). The development of Westcreek III should include a road between Cowpoke Road and Research Parkway that does not cross through the privately owned ranch which would hinder its construction. This road

would provide residents in those communities access to the new school and the proposed community park and relieve traffic congestion along Black Forest Road. Without this alternate road, residents may be forced to navigate and congest the residential streets of Westcreek III to deliver students to and from the school. One suggestion for another road would be to connect Cowpoke Road to Wolf Valley Drive and then to Research as shown by the red line in the sketch below.



- **The Tutt extension as proposed should be 100% funded by Norwood Development Group.**

I would like to briefly address the injustice of forcing the owners of the privately owned ranch to pay for the majority of the Tutt extension on their property. The owners were not involved in the planning of the roadway and have not given consent to building a road across their property. If the plans for the Tutt extension is to remain on their property, it is my opinion that the developer should provide 100% of the funding to be held in trust by the city until the property is available for the construction of the Tutt extension.

- **Connecting Tutt as proposed will increase traffic, thus aggravating the already poor circle interchange at Research**

Another concern with the extension of Tutt as proposed is the increased load on the problematic circle interchange at Tutt and Research Parkway. This circle is a constant source of complaints with the existing Wolf Ranch residents, causing numerous auto accidents and near misses. This interchange was poorly designed with two lanes from Tutt entering the circle from the south, but only one lane exiting north. If the Tutt extension is constructed, the interchange will need to be corrected due to the additional traffic coming through Tutt Boulevard.

In summary, I realize that the plans for Westcreek III and the location of the Tutt extension has been planned for many years, however, I plead that the city council take into consideration my comments listed herein, and weigh the concerns of residents carefully before judgment is made on the appeal of Westcreek III subdivision and the future extension of Tutt Boulevard.

Sincerely,

Dale Funston
Homeowner in Wolf Ranch
dalefunston@hotmail.com

Sexton, Daniel

From: Dave Maikut <davemaikut@q.com>
Sent: Wednesday, May 16, 2018 9:27 AM
To: Sexton, Daniel
Subject: AR PUD 006-00515-A1MN17 Westcreek III at Wolf Ranch

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Dan,

I am providing some written commentary on the notice I recently received regarding the above referenced project. My property is located on Abbey Pond Lane and my comments would be as follows:

1. There is a fair amount of documentation that is difficult to interpret. The description on the notice indicates this is regarding an Appeal. Given the amount of documentation attached I am left to interpret this to be that the Final Plan is being appealed. Please advise on whether or not that is accurate?
2. If that is accurate my interpretation of the appeal is that the appeal suggests an alternate route for Tutt Blvd. Please advise on whether or not that is accurate?
3. If both of the above are accurate, then I would agree that this should be provided additional due diligence based on the impact it could have. Here are my thoughts:
 - o The property labeled as Peacock Ranch is privately owned; yet the planning documents depicted Tutt Blvd running through that property and into the current final proposed development site. While the future of Tutt Blvd may not be the focus of the approval my view is that it needs to be included so that property owners impacted understand the full scope and impact of the larger plan.
 - o In my view a dependency to this on the longer term development of Tutt is necessary given that Tutt appears to run North/South adjacent to the property line of Peacock Ranch and directly through Peacock Ranch, which is privately owned.
 - o Those currently owning property on Abbey Pond Lane and owners utilize the Wolf Ranch Trail System have grown accustomed to the current layout of Peacock Ranch. The trail is heavily utilized and those owning property would be permanently impacted by the Final Plan and the yet to be built Tutt Blvd in the future. The signage in place has recently generated walk up traffic and conversation, which I would label as discouraging based on what I have observed from the community on the potential that Tutt may run directly through the Ranch. Confusion from the community overall sets in based on the fact that this is private property and knowing the only way Tutt would run through Peacock Ranch would likely be through some type of Eminent Domain ruling. Again, discouraging to say the least.
 - o With the building of the new K-12 School, I can't help but think it makes sense to dig a little deeper to ensure we do the right thing for the community overall.

In short, my suggestion is that the existing plan being reconsidered with alternatives to the longer term of Tutt Blvd. This consideration would allow others to weigh in on the best alternative vs. having to deal with that at a later date.

On a more personal level, when I saw the notice it had an impact on my thought process. We love our location and Wolf Ranch to the point where we would consider this being our last home before retirement. Now we are reconsidering this position and this Notice was the trigger event for that consideration. The thought of moving is now back on the table and has generated some personal angst/stress considering we felt we could not beat this location and our current home. If this is the type of impact it has on myself I suspect others may also possess similar thoughts.

I can imagine that, at times, thankless situations arise and would just like to say Thanks in advance for the consideration.

-Dave

Sexton, Daniel

From: Kerry Susser <susserk@gmail.com>
Sent: Saturday, May 12, 2018 8:32 PM
To: Sexton, Daniel
Cc: momdad; Rebecca Bayless; rdbayless@sagitec.com
Subject: Westcreek III at Wolf Ranch

Thank you for the notice of this new development at Wolf Ranch which is proposed for north of Cowpoke and Tut Blvd.

My big critical concern is ingress and egress for all the traffic that will result from all the building in this area.

Woodmen Road is already bumper to bumper traffic at most times of the day. Black Forest Road is increasingly congested and the only way in or out once again is Woodmen Road which cannot handle much more. When Research and Briargate are completed to Black Forest Road (which will happen sooner then later) the problem will be unmanageable.

I do not think it is fair to the people who live in the area to have only one way to get in and out of these new subdivisions. In an emergency situation it will be a disaster.

Will some other access be made available to get to Powers? Powers traffic is also becoming unsustainable. The builders cannot in good conscience leave residents in this untenable situation.

Please let me know what will be done to address this serious concern.

Thank you,
Kerry Susser
Cumbre Vista resident
719-648-7653