

Wolf Ranch Neighbors

Dear Neighbors,

Since the meeting of 01-28-19 we have been re-analyzing the master plan and reviewing the comments received at this meeting and the letters and emails that have been sent to Nor'wood and the City Planning offices. We have made additional changes to the plan based upon these comments and discussions. The changes made to the plan are as follows:

- The "B" planning area along Black Forest Road which had been removed and replaced by a "C" category planning area has now be changed back to a "B" planning category. There are no changes to the master plan proposed adjacent to Black Forest Road except at the extreme north end where the "A2" category was replaced by a "B" category land use area.
- The buffer and setback along the northern boundary adjacent to Old Ranch Road has been changed back to the previously approved 50' landscape buffer and trail corridor, and the 200' building setback line from the Old Ranch R.O.W.
- The density north of Briargate Parkway has been reduced and will be capped at 1919 units as was previously approved on the existing master plan. There will be no density increase north of Briargate Parkway.
- Open space that was previously shown at the northeast corner of the master plan at the intersection of Black Forest Road and Old Ranch Road has been added back into the master plan. The existing trees and vegetation at this corner will be located in this open space.
- The Community Park area shown on the proposed plan to the west of the Legacy Peak school site has been increased in size from 4.3 acres to 9.7 acres.

We have also read the emails and letters sent to both Nor'wood and the City Planners office. We have condensed the comments and concerns in these emails and have listed them below along with our responses to those comments.

1. Would like to see ring the springs trail corridor along County boundaries with Wolf Ranch.
There will be a trail corridor planned all along the county boundary as shown on the master plan.
2. Increase density will decrease property values.
The master plan as a whole shows a decrease in overall density. Since the last meeting we have made changes to return the "B" category land uses as they were approved along Black Forest Road where we had planned "C" category uses. The previous approved master plan

showed 1919 total units to be planned north of Briargate Parkway. We have now shown a cap of 1919 total units that can be built north of Briargate Parkway, so no increase in density over the approved plan. The currently approved master plan showed “E” category multi-family residential densities both east and west of the lake. The “E” category area west of the lake was ultimately developed as a townhome use. We have now moved this previous “E” category area to the east side of the Master Plan which does not increase the overall density but transfers that already approved use to a new location. The Multi-Use Area currently approved along the east side of the lake allowing multi-family density of 25 units to the acre has been eliminated and has been replaced with community park space and a lower density “D” area planned for townhome type densities. The areas of change proposed with the revised master plan will be designed to be compatible with both the existing and future neighborhoods within Wolf Ranch and create relationships similar to the other higher density areas within the community.

3. Opposed to High Density

The master plan has always been planned with for a variety of land use types at varying densities. The higher density areas have been planned in those areas along major arterials and activity centers such as the lake and community park, providing ease of access without creating vehicle trips through neighborhoods and in areas providing activities that can be accessed on foot or bicycles.

4. Opposed to Density Increase north of Briargate Parkway

Please see item 2 above. We are capping the density north of Briargate Parkway to that which is already approved. There will be no increase in density north of Briargate Parkway.

5. Don't remove Park next to School.

The park site next to the school has now been increased in size from 4.3 acres to 9.65 ac. from the first submitted plan. We think that the multi-nodal community park creates a dynamic center piece for all residents (existing and future) to enjoy.

6. What will be located on the Commercial Site next to the Townes.

This area is planned for additional townhome densities similar to the Townes.

7. Increase in Traffic

The recent traffic study shows that the overall traffic projections have decreased since the 2013 traffic projections study. The area north of Briargate being capped to the already approved maximum density will also not show any increase in traffic.

8. Opposed to road access to Old Ranch Road

Vehicular access to Old Ranch Road is prohibited on both the existing approved master plan and the proposed one as well.

9. Pedestrian Connectivity to Remington lacking.

Pedestrian connectivity for the Remington neighborhood will be provided with the development of the Westcreek III area south of the recreation center and west of the creek.

10. Replacing Parkland with high density multi-family residential next to school.

The area planned next to the school is a “D” area category allowing townhome/patio home type densities not apartment style uses. The park area as submitted on the original plan has now been increased to nearly 10 acres throughout the central creek area.

11. Increasing density and reducing park land.
Density overall in the master plan has not been increased. Some areas in the east side of the master plan have been changed to some higher density categories that were once planned for the west side of the master plan. The overall park and open space has been increased by almost 52 acres from an approved master plan showing 346.7 acres, to the proposed plan showing 398.5 acres both planned and implemented to date. As development takes place we see this open space acreage increasing with the development of further open spaces within the developing neighborhoods.
12. Looks like another Elementary School being proposed along Briargate Parkway.
The elementary school located along the north side of Briargate Parkway was previously located near the north end of the master plan. The new location allows for easier access for parents dropping off and picking up children without increasing traffic through residential neighborhoods which is important since this school will be serving residents both inside and outside of Wolf Ranch.
13. Removing the 1 acre lots along Old Ranch Rd
With this master plan amendment, we are proposing to remove the A1 and A2 land use areas from the plan. The revised plan accompanying this submittal establishes a density cap that matches the currently approved master plan for the area north of Briargate Parkway.
14. Appear to be reducing park space
Community Park space has been increased from 25.47 ac. to 61.43 ac. The neighborhood park space has been decreased in favor of several smaller pocket parks better distributed throughout the neighborhoods. Previous neighborhood park space was shown as 21.57ac. This plan shows 11.19 acres of implemented neighborhood parks, 12.15 acres implemented metro district owned parks, 5.3 acres of implemented pocket parks and 14.38 acres of additional proposed pocket parks.
15. Opposed to Apartments in Wolf Ranch and low income housing
Apartment type densities have been planned in Wolf Ranch since its inception. The site where the Sage Meadows Townhomes are under construction west of the lake, was master planned for "E" category apartment densities at 24.99 du/ac. The "Mixed Use" planning area along the eastern side of the lake is approved for apartment densities of 25.0 units per acre. There is no plan for low income housing to be developed in Wolf Ranch.
16. Opposed to entry level housing
Housing planned for Wolf Ranch will be consistent with the overall theme and character of existing community. The master plan has always anticipated a variety of unit types and this plan is seeking to adapt to current homebuilding styles and methods.
17. Don't want apartments on previous commercial site.
This site is proposed for a "D" category land use. This land use area is a townhome type of density not an apartment density.
18. What are selling prices of low income housing proposed.
No home prices have been set for any of the amended master plan areas. We have heard rumors that Section 8 housing or other government subsidized housing is proposed which is NOT true. All housing within Wolf Ranch is planned for market rate housing. Varying lot and

home sizes will ultimately create different home price segments, but will be in character with the overall vision of Wolf Ranch.

19. Would like to see proposed open spaces enhanced with trees, wildflowers bike paths, etc. what is the theme.

This is exactly what we also envision along our open spaces.

20. Old Ranch Road transition buffer.

We have revised our initial submittal to show the same 50' open space and trail corridor and the same 200' building setback from Old Ranch road that was previously approved. Due to this setback naturally larger lots or additional open space will have to abut this periphery area. Final lot design will occur with future development plan submittals.

21. Walls along Black Forest and noise deflection back to the east and cause drifting snow.

As a requirement in the City of Colorado Springs when you locate residential homes adjacent to an arterial street, you are required to provide a 6' high opaque structure (wall) along the arterial street to protect against noise impacts. We are proposing this wall as was already approved along our Revel neighborhood north of Research Parkway.

22. Traffic issues with new school location on Briargate Parkway

Actually the traffic issues should be less at this location instead of increasing traffic back into the neighborhood. We are locating two collector level roadways on both the east side and west side of this school site to allow for ease of access to the school at two separate locations to alleviate congestion onto one access street.

23. Opposed to the removing of commercial from plan.

Norwood Development Group has actively sought commercial development for the community since its inception. Early in the life of the project, there wasn't enough density or homes built to garner any interest in the site. An analysis of the existing conditions with a one-mile, three-mile and five-mile radius show an abundance of existing or recent built commercial centers, including multiple grocery stores, along with vacant commercial property with better visibility. We believe that this site will always rank low for commercial investment given these realities and are requesting the change as illustrated.

24. Overall density decrease doesn't make sense and is confusing.

The overall master plan shows an overall density decrease for several reasons. Master plans are shown with several land use type areas with a range of densities within each land use planning area. The master plan total housing unit count is calculated to show the maximum density (number of units) that can be achieved within those planning areas. This is done so that traffic, drainage, utility infrastructure projections can be made and developed to handle the maximum amount of density that can be achieved and still function at acceptable levels. Not all of these planning areas are developed at that maximum amount. Some areas may develop at the maximum while others may actually develop at the lower end or middle of the range. The implemented area or those areas of the ranch that have been developed to date show that some areas have been developed at the lower end of the density scale for those planning areas. When you count up the density overall on the master plan we have accurate numbers of what has been built or platted to date. Those numbers added along with the proposed land use areas yet to be developed show a decrease in overall housing units within

Wolf Ranch. We see no difference in the same thing happening in the remaining vacant areas of the master plan. Adding that we are now capping the maximum possible density north of Briargate Parkway to the previously approved density, the overall unit count for Wolf Ranch is 6,825 units. The previously approved master plan shows a total of 7,701 possible units.

25. Oppose widening of Black Forest Road from Cowpoke to Research
Black Forest Road has been projected to be a major/principal arterial roadway on both the City and County Transportation plans since inception and before the Wolf Ranch Master Plan. This roadway is being widened to handle future traffic in this part of the developing city and county. The widening is being done by the City through the PPRTA for that section between Cowpoke and Research Parkway.
26. Oppose that no wall is being built between Cowpoke and Research.
This portion of the master plan is not under consideration with the amendment being proposed. That section of Wolf Ranch has been developed as the Remington Subdivision. That subdivision provides for an open space strip along in addition to a frontage road parallel to Black Forest Road which sets those homes back to a distance alleviating the requirement for a wall.
27. Oppose rezoning commercial site to apartments.
The “D” land use category being proposed for the removed commercial site is shown with a density for townhome types of uses and not apartments which require a higher density.
28. The new plan shows a decrease on overall open space.
The calculations of parks and open space overall actually show an increase of almost 52 acres.
29. Oppose A and B areas adjacent to Old Ranch and Black Forest road being removed for C areas.
The “C” areas previously shown along Black Forest Road have been revised back to the approved “B” areas as approved previously. The areas along Old Ranch are shown as “B” areas but with the reverting back to the open space corridor and setback of 200’ we envision large lots will be built in this area.
30. Commercial site should be zoned for townhomes or patio homes.
This is exactly what is being proposed with the “D” land use area proposed for that location.
31. Valemount Park was promised to be constructed in 2019 but nothing has been done.
Norwood is currently completing a cost estimate for the park and will be presented to the community soon. Our hope is that construction can commence yet this year.
32. Nor’wood should work more on marketing the commercial parcel for smaller more upscale retailers and not give up especially since the interchange may help that effort. Give it some more time.
Again, our analysis shows that the site is no longer the most viable commercial site with the area. See #24 above.