

## Carleo, Katie

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**From:** Rocky Manning <rockyandmargo@hotmail.com>  
**Sent:** Wednesday, January 20, 2016 5:40 PM  
**To:** Carleo, Katie  
**Subject:** Northfork Apps

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** REMINDER

Hi Katie,  
Things we would like to see addressed at the North Fork Meetings

1.) We hope this e-mail finds you well. Concerning the Northfork development. As a neighboring property owner our biggest concern, as from the beginning, is the traffic impacts on the area. We realize that the area is developing quickly and our main concern is the Union/Milam Road connection being completed. The city knows as well as we do that the delay in the connection is being held up by La Plata by refusing to work with other developers to finish the connection based only on retaining a monopoly on the land in the area only . As you know, there is a developer willing to cooperate with La Plata to finish this connection. There have already been pre application meeting on the land that will require the connection to be completed anyways.

We would like to see a requirement for La Plata to complete the Union/Milam connection or to cooperate with others willing to pay their share to complete the connection within 12 months of these pending approvals now requested.

2.) We just want to assure that the D-20 elementary school property does not border Howells Road as agreed earlier.

3.) Is High Valley Land Co. on track with the water system requirements in order to get COs from regional building department on filing 2?

4.) Building restrictions heights need to be illustrated to show layman how height is determined and only 30' feet max as per filing 1.

Rocky and Margo Manning  
10925 Howells Road 80908  
719-229-2332

## Carleo, Katie

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**From:** Barry Springer <bspringer@skybeam.com>  
**Sent:** Monday, February 01, 2016 11:34 AM  
**To:** Carleo, Katie  
**Subject:** Support for Union-Milam corridor

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** REMINDER

I am a Black Forest resident and I must often travel past Pine Creek High School to access southbound Powers and Union.

I read the Black Forest News report of the recent hearing on additional homes to be built near Pine Creek High School and the impact it will have on traffic congestion.

I strongly support the planned Union-Milam arterial connector which would reduce congestion by allowing some Black Forest traffic to be diverted away from the congested Pine Creek High School area. I recommend accelerating completion of this connector.

Barry Springer

## Carleo, Katie

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**From:** Judy von Ahlefeldt <blackforestnews@earthlink.net>  
**Sent:** Friday, January 22, 2016 9:38 AM  
**To:** Herington, Meggan  
**Cc:** Nijkamp, Elizabeth; Krager, Kathleen; Carleo, Katie; me  
**Subject:** Re: Request for map

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** REMINDER

From Judy von Ahlefeldt

Thanks to all.

As a recall there was a map two years ago that redesigned the traffic circulation east of Powers, bounded by Union Blvd and Old Ranch Road.

It may have had to do with planning for Cordera, It included the roundabout discussed last night and several others, also including the future Milam-Union Intersection.

I do not believe there was a schedule to build all off this because it is mainly south of Old Ranch Road and was considered to be development-dependent, but it would affect the traffic volume and turn movements on ORR and near PCHS.

The current situation as I understood it last night is that the implementation of arterial road upgrades and improvements appears to be out of sync with the background traffic increases from commuters, as well as significant numbers of new homes near the High School. The access to the new proposal is confounded with and near the only access to PCHS on ORR and it appears that a different solution is needed.

Thanks,

Judy von Ahlefeldt

On 1/22/2016 8:42 AM, Herington, Meggan wrote:

> Kathleen, Do you have a different plan that was approved in 2014 for Union and Milam?

>

> We don't have anything here at Planning. The Sorrento/Bradley Ranch property was zoned several years ago (before 2014) and there was substantial input on the development plan and the road network. However, that development plan was never approved and is now withdrawn. Is there anything you know of that is this plan to send?

>

> Katie can send the old expired DP, but that would all be re-evaluated if a new developer takes over the property. Any other construction plans you are aware of?

>

> Thanks, Meggan

>

> Meggan Herington, AICP

> Planning Manager - LUR/DRE

> Planning and Community Development

> City of Colorado Springs  
> 719-385-5083  
> [mherington@springsgov.com](mailto:mherington@springsgov.com)

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> -----Original Message-----  
> From: Nijkamp, Elizabeth  
> Sent: Friday, January 22, 2016 8:36 AM  
> To: Judy von Ahlefeldt  
> Cc: Herington, Meggan  
> Subject: RE: Request for map

> Hi Judy,

> I am not sure what plan you are referring to. I do not believe that there has ever been construction documents submitted for the section that you are looking for. That leads me to believe you want the Concept plan or the Master plan for this section of the Cordera area.

> I do not have electronic copies of those documents. I have copied Meggan Herington in hopes that she can help you.

> Elizabeth Nijkamp, PE  
> Area Review Engineer  
> City of Colorado Springs  
> 719-385-5410 direct  
> 719-287-2659 cell

> -----Original Message-----  
> From: Judy von Ahlefeldt [<mailto:blackforestnews@earthlink.net>]  
> Sent: Friday, January 22, 2016 8:10 AM  
> To: Nijkamp, Elizabeth  
> Subject: Request for map

> Hi Elizabeth,

> I would like to request a .jpg or .pdf of the revised plan for the Union Extension to Milam that i believe was approved in 2014.

> As I recall it had five roundabouts and portrays the traffic circulation for arterials in the area between Milam-Union, Powers, and Old Ranch Rd.

> Thought I had a picture of this because i remember it was at a public meeting, but can't seem to find it on my computer.

> Thanks,

> Judy von Ahlefeldt

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> Version: 2016.0.7357 / Virus Database: 4522/11455 - Release Date:  
> 01/21/16  
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