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**To: Catherine Carleo, AICP
Principal Planner, City of Colorado Springs**

Date: April 16, 2021

Subject: Woodmen Heights Master Plan Amendment and Aspen Meadows No. 4

File: CPC MPA 06-00206-A13MJ21, CPC PUZ 21-00023, CPC PUP 21-00024

Adjacent Neighbor Comments

- Park Design
- Public input on Park Design, Park Budget and Park Construction Timing
- Multi-Family Residential
- Rezone from School to Residential, Bussing of Students and School Overcrowding

Response to Adjacent Neighbor Comments:

A 12-acre park site is proposed directly east of the proposed amendment area to serve the greater Woodmen Heights/ Aspen Meadows community. This park site was originally shown as 9-acres on the Woodmen Heights Master Plan with three additional acres being added as part of the existing utility easements. The Woodmen Heights Metro District will build, own and maintain the future park site. This park site is currently under design review with the metro district and is expected to be constructed in the near future. The park budget will be determined by the metro district.

The proposed zone change is PUD/AO/SS with a proposed land use of Single-Family Residential 3.5-7.99 DU/Acre. The proposed density of 3.5- 7.99 Du / Acre designation would permit a variety of housing types to include traditional single family detached, small lot PUD, alley loaded products types, townhomes and paired patio homes.

The proposed land use of Residential will not overburden capacities of existing or planned streets as this area has anticipated a large school site which generates high volumes of traffic. The proposed single-family residential use should be a less intense burden upon the local streets, utilities, and other public facilities. The school site was originally planned to serve this area; however, per recent conversations with Falcon School District 49 they have requested school fees in lieu of rather than land dedication. Falcon School District 49 no longer wishes to retain this site for a future school.