

From: Sharon Thompson <sthompson@fountaincolorado.org>
Sent: Sunday, October 23, 2022 7:37 PM
To: Henjum, Nancy <Nancy.Henjum@coloradosprings.gov>
Subject: Amara answers

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The question has been asked, whether or not Fountain would support working with Amara on their development if they are unable to annex to Colorado Springs. Simply put, the answer is an unequivocal yes, and we would look forward to the opportunity to continue to work with them towards a quality development. Towards that end, let me provide some more background that, hopefully, will provide more context.

When Amara first approached the City of Fountain, we were very excited to have them bring what would have been our first ever Master Planned development to our community. We had presentations from their planning team and even had several of our elected officials visit their development up in the Briargate area. Our direct experience with them was very positive and we viewed the process as moving in a positive direction.

As their project grew and they started discussing the need to add additional acreage to their overall development, we soon realized that the ultimate development as it had grown would essentially quadruple the size of Fountain. With that recognition came the parallel recognition that we did not have the water resources for a development that would add in excess of 30,000 homes and, consequently, we put the development on hold. Similarly to the challenges that led Colorado Springs to begin development of the SDS project to help meet the needs of Banning Lewis and other growth needs that it started to experience back in the late 1980's, it would have been irresponsible for us as elected officials to promise something that we did not have.

Since then, we have completed a water master plan, are working on a financial proposal with a private organization to invest a significant amount of funding to expand our water system, and have had very positive discussions with CSU to help us bridge the water needs in the short-term while also working on some long-term water partnership opportunities. All of these have now put us in a position where we believe that we could continue to have fruitful discussions with Amara on their annexation and ultimate development. Consequently, our door remains open to continue having discussions with them on the development itself and on our development standards if they end up not annexing to Colorado Springs.

I hope the above helps explain how we got to this point and why we would continue to be supportive of Amara annexing to Fountain. At the end of the day, we have always supported their development – whether it was in Fountain or Colorado Springs – and believe that it will be good for the overall region, provided that the impacts can be successfully mitigated. Which we believe they can.

Please reach out to me if you have any questions.

Thank you,

Sharon Thompson
Mayor
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Carleo, Katie

From: Lacey, Brett
Sent: Thursday, September 1, 2022 11:23 AM
To: Carleo, Katie
Cc: Smith, Steven D.; Dubay, Steven E.; Pappas, Chris M; McConnellogue, Jayme M.; Royal, Randolph N.
Subject: Amara - Response to letter

We do have a mutual aid agreement with the Fountain Fire Department (FFD) regarding fire and emergency response. I believe we have utilized that agreement around 11 times per year on average, generally in responses to the Ray Nixon power plant and calls along I-25. The responses for ambulance transport are not a result of calls for service from the Colorado Springs Fire Department (CSFD). Multiple surrounding fire agencies provide transport services for American Medical Response (AMR) through their own independent agreements with AMR. These agencies including Fountain Fire Department (FFD) should have opportunities for cost recovery via direct billing or from AMR specifically. There is no expectation or obligation from CSFD nor the City, for any fire district to provide service to AMR and it is an independent decision of that fire service to participate or not (as many have chosen not to participate). CSFD relies upon AMR specifically for providing emergency transport services through a contract for service with the City of Colorado Springs. How AMR chooses to deliver their contractually obligated service within that agreement is the responsibility of AMR not CSFD. CSFDs only role is to monitor performance and hold AMR accountable to the contracted agreement.

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The mission of the Colorado Springs Fire Department is to provide fire, emergency and prevention services with professionalism, compassion and excellence.





March 30, 2022

Reference: Amara Annexations Filings 1- 11, Amara Master Plan

Referral Received: March 3, 2022 via email from K. Carleo
Documents dated December 21, 2021

Ms. Carleo,

As requested, below are comments from various City of Fountain departments regarding the proposed Amara Annexation and Master Plan for the property generally located at the northeast corner of Squirrel Creek Road and Link Road.

Public Safety - **Major Impacts**

Fountain Police Department (FPD)

In 2021, Fountain Police had 47,086 calls for service and 437 Assist Outside Agency calls

Since 2010, the Fountain Police Department has actively assisted CSPD whenever called upon for mutual aid. Two examples being over 20 Officers a day, on multiple days, for the Waldo fire as well as multiple Officers assistance during the 2021 protests. In Widefield and Security the FPD currently is assisting the El Paso County Sheriff's Office, on a near daily basis, due to a Deputy shortage in the County.

With the large number of homes being proposed in Amara; the current staffing levels of the Colorado Springs Police Department; and the closest CSPD substation being 11 miles away, it will be necessary for Fountain Police resources to respond to in-progress calls. We met with Colorado Springs Chief Vince Niski who stated he expected response times in excess of 20 minutes for this future annexation area. During in-progress assault, domestic violence, and other calls for service, the Fountain PD's close proximity will mean that it will have the only available units in any emergency until such time as a CSPD substation is built and staffed, which realistically will be many years after Colorado Springs residents reside in Amara.

Fountain Fire Department (FFD)

In 2021 and YTD 2022 the Fountain Fire Ambulance service has responded to C/S a total of 341 times.

The Fountain Fire Department currently assists Colorado Springs on any request for assistance through a Mutual Aid agreement as well as ambulance service through the regional ESA agreement. Using the City of Fountain Ambulance Service as an example; in 2021 Fountain Ambulances responded to 134 calls for service in Colorado Springs and YTD in 2022 Fountain ambulances have

responded to 207 ambulance calls in the City of Colorado Springs. Together, these numbers equate to 341 total Fountain ambulance responses to calls in Colorado Springs since March of last year. The City of Fountain ambulances are staffed by certified Fountain Fire Paramedics and EMTs. On the flip side, Colorado Springs responded to 0 calls to Fountain during that same time period.

To date, the Fountain Fire Department has received **ZERO** compensation for these trips. If Fountain Fire is currently called this frequently into the City of Colorado Springs it is reasonable to assume that the call volume for fire and ambulance services to the Amara and possible Kane Ranch projects will increase by an enormous amount, with no means to help offset the costs of these services to Fountain taxpayers.

We held a very positive and upbeat meeting with Chief Royal of the CSFD and we appreciated his understanding and willingness to work with Fountain to address the challenges of the Amara project.

These concerns are further reflected in the Applicant's response below which is inaccurate.

2. The fiscal impact analysis demonstrates no adverse impact upon the general community and the phasing of the master plan is consistent with the adopted strategic network of long range plans that identify the infrastructure and service needs for public works, parks, police, and fire services.

Response: The Fiscal Impact Analysis (FIA) will be produced by the City Budget Office after the Master Plan Application is made. The Amara Development Team is confident that the FIA will demonstrate a positive economic impact for the City of Colorado Springs.

Transportation – Major Impacts

In 2022, The City of Fountain completed a 2022 Fountain Master Transportation Plan. This plan was researched and completed by Wilson Companies, which is involved with projects in Fountain, El Paso County and Colorado Springs. The plan included information on the entire Fountain Valley transportation network as all projects will have an impact on the entire area, this included an estimated 25 to 30 thousand expected new homes in Fountain, Security, Widefield with 70% of those homes in the possible Colorado Springs annexations east of Link road of Amara and Kane Ranch. The recommendation from all involved Traffic Engineers was that a Fountain Valley Region impact fee to fund over 1 billion dollars of Fountain region projects was necessary to have any impact on future traffic issues. When discussed with El Paso County they were open to working on a regional fee/solution but when discussed with Colorado Spring the reply was the Colorado Springs Administration was not interested in this concept and were not in support. The City of Fountain has stated in several meetings that we are open to any other ideas, concepts, etc., but Colorado Springs Public Works and Traffic Engineer have not proposed an alternative solution to date.

As the Master Transportation Plan summarized, the addition of the new developments will eventually lead to a situation where 74% of traffic on Fountain roads will be from people that do not reside in Fountain and over 90% of the above mentioned roads that connect and adjoin the Amara project will be from residents outside the City of Fountain. The driving force is that Amara and possible Kane Ranch annexations will be forced to travel through the City of Fountain to reach I-25 to the west. The majority of Fountain streets consist of old 2 lane County roads with no ability to widen east west corridors as they are bordered by homes and neighborhoods. The Region has no other byways to utilize to travel north and planned major thoroughfares of Marksheffel and future Meridian are not planned as byways.

All Amara internal roadways will exit onto a City of Fountain Road (Link, Marksheffel, Squirrel Creek) and with a buildout in Amara and Kane Ranch of 20,000+ homes, multi-family housing, commercial, etc., Fountain will be burdened with future gridlock and a huge negative impact on the quality of life for every Fountain, Fountain Valley and Colorado Springs resident in this region, with no way to address the impacts.

In regards to the Applicant's response to the "Master Plan Review Criteria" there is no mention of traffic impacts to roadways outside the City of Colorado Springs jurisdiction and some statements are inaccurate– more specifically:

3. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.

Response:

The proposed land uses of the Amara Master Plan consist of attached and detached, single-family residential, multi-family residential, public and private parks and open space, school sites, and carefully located mixed use and commercial land uses. These neighborhoods thoughtfully weave into the fabric of the surrounding communities and will have minimal impact on them.

The land uses of this Master Plan are like the surrounding land uses of the City and help manage growth to ensure development occurs in accordance with community wants and needs. The intent of the land uses is to enhance the City of Colorado Springs, create a strategic plan for smart growth and development, and maintain the vision of PlanCOS.

2. The land use master plan has a logical hierarchy of the arterial and collector streets with an emphasis on the reduction of through traffic in residential neighborhoods and improves connectivity, mobility choices and access to jobs, shopping and recreation.

Response:

Through communication and input from City Traffic, the roadway street sections and classifications of the Master Plan have been carefully designed to accommodate the anticipated traffic volumes that will be generated and mitigate impacts to the existing transportation system. Bicycle lanes and a network of multi-modal pathways and trails improve connectivity and allow for a variety of mobility choices to reach the community's various destinations. Careful consideration has been made to access points into neighborhood pods and how open space systems interact with transportation corridors.

6. Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements.

Response:

The Traffic Impact Analysis included as a part of the Master Plan submittal application demonstrates how the street design and circulation system are adequate to support the anticipated traffic. Any necessary improvements will be identified as well. The TIA was produced in conjunction with the City of Fountain updated Master Transportation Plan, the Powers South Corridor Plan and the South El Paso County review.

Utilities

Electric Department

Please be advised this document is to serve as the City Of Fountain Electric Review Comments for the Amara development near Marksheffel Rd/Link Rd/Squirrel Creek Rd.

Upon reviewing the materials submitted for this project the City of Fountain Electric Department has determined we will need a 70' transmission easement on the west side of the SDS corridor of this development.

This easement is necessary for future planned growth in the area, as well as to accommodate a planned substation in accordance with our strategic plan. This transmission line would run parallel to existing transmission lines on the east side of this development.