

Carleo, Katie

From: blackforestnews@earthlink.net
Sent: Monday, February 18, 2019 6:41 PM
To: Carleo, Katie
Cc: me
Subject: Comment of Wolf Ranch proposed Master Plan Amendment
Attachments: Prairie Neckalce 02-18-19.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: REMINDER/ Follow-up

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Hi Katie,

Attached please find a rather bold idea for the urban-rural residential transition on Wolf Ranch (north and east sides) which i think also implements both the PlanCOS Vision and the City Parks 2014 Master Plan re trails and open space.

I did not send this in earlier because I was putting this together last week, I needed to read both PlanCOS and the Parks Master Plan, and I also wanted to talk to Tim Siebert before I submitted this to you for the City Process.

I met today with Tim for about an hour to explain this concept which I think is a reasonable, sustainable, forward-thinking, integrating idea and an opportunity for the City, under its new Comprehensive Plan, to create something wonderful and support its the Parks Master Plan. It is a bold, but I think necessary, step that I hope will mean less fragmentation and also give Norwood and other land developers chance to shine - instead of be criticized. It is time to firmly plan Trails and Open Space while it is still possible to do.

So here is my **Prairie Necklace** (Open- Space-Corridor-with-Trail) idea. A few other key people are aware of this concept and I did take it directly to Tim Siebert today - so they have an opportunity to implement this to achieve the desired multiple-use objectives if they continue to want to revise the Wolf Ranch Master Plan.

Best,

Judy von Ahlefeldt

Black Forest 337-5918

A Proposal to Implement The Vision

Feb., 2019

**A Prairie Necklace south of Black Forest
for**

- **Urban to Rural Residential Transition
for NE Colorado Springs**
- **Perimeter Trail for “Ring the Springs”**
- **Wide buffer for:**
 - **Trail amenity in a native prairie context
(no overlot grading)**
 - **Visual amenity**
 - **Road noise mitigation**
 - **Prairie wildlife E-W corridor**
 - **Softens the urban-rural residential edge**
 - **Room for snow drift management**
 - **Opportunity for strong trail connections
with alternative connection options**
 - **A cooperative linear park**
 - **Requires little modification of
existing plans**

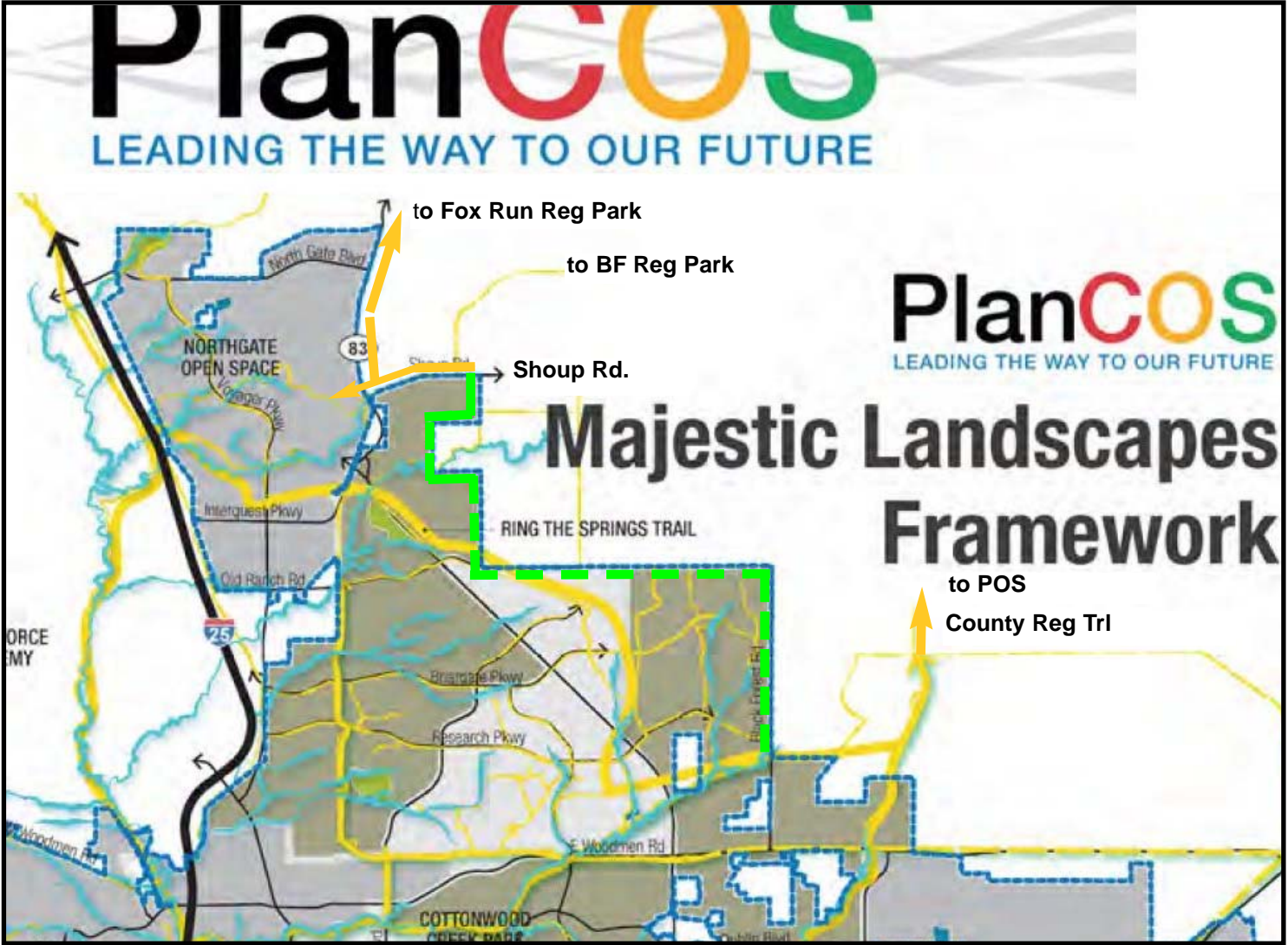
**Cooperation, coordination,
a win-win...**

FIGURE 2

- Trail connectivity within the City of Colorado Springs, within the County, among the City, County, other Municipalities, and the National Forest has been a planning goal for a very long time.

The new PlanCOS Majestics Landscapes Framework with a “Ring the Springs” Trails network offers a great platform for implementation now.

A great place to begin is with the Emerging Neighborhood of the final stage of Wolf Ranch as they amend their long-standing Master Plan in 2019. This is an outstanding opportunity to create a permanent urban-to-rural residential transition which extends nearly 14 miles along the adjacent City-County border. It involves multiple developers and some small private landowners. It includes the City, the County, and beyond. Wolf Ranch/Norwood has an opportunity to enable this to happen now with leadership in its Wolf Ranch Master Plan Amendment proposal.



—— City and (some) County trails per PlanCOS —— Planned County trails
- - - Proposed “Ring the Springs” Perimeter Trail in buffer - - - Possible addl trail
FIGURE 2

EXPANDING THE POSSIBILITIES...

... is a **Prairie Necklace** in the remaining undeveloped land south of Black Forest and in both the City of Colorado Springs (west of Black Forest Rd) and in the County (east of Black Forest Road). There are currently four active subdivisions including Wolf Ranch (Nor'wood), the Retreat at Timber Ridge - RTR (Arroya Investments/Classic Homes), The Ranch (Classic Homes) and Cordera which could contribute to this network and would benefit from it.

There is an 80 ac Conservation Easement (CE) east of and adjacent to Black Forest Road, opportunities to include the trail in the planning for Briargate-Stapleton connection, and opportunities as Sterling Ranch proceeds. A County Regional Trail is planned for Sand Creek.

A perimeter trail in a wide buffer (300') addresses transition issues, visual amenities, road-noise, wildlife corridor needs, and snow management along Black Forest Rd. To the north, in Black Forest, is the existing Section 16 Partnership Trail, The Pinerias Open Space, and connection to Black Forest and Fox Run Regional Parks. Even a modest 300-foot prairie necklace buffer of intact native prairie preserves views and open space, conserves seed sources and biodiversity, and puts in place transition land use patterns for the future .

Now is the last chance to preserve some parts of a Prairie Necklace implementing so many other public plans.

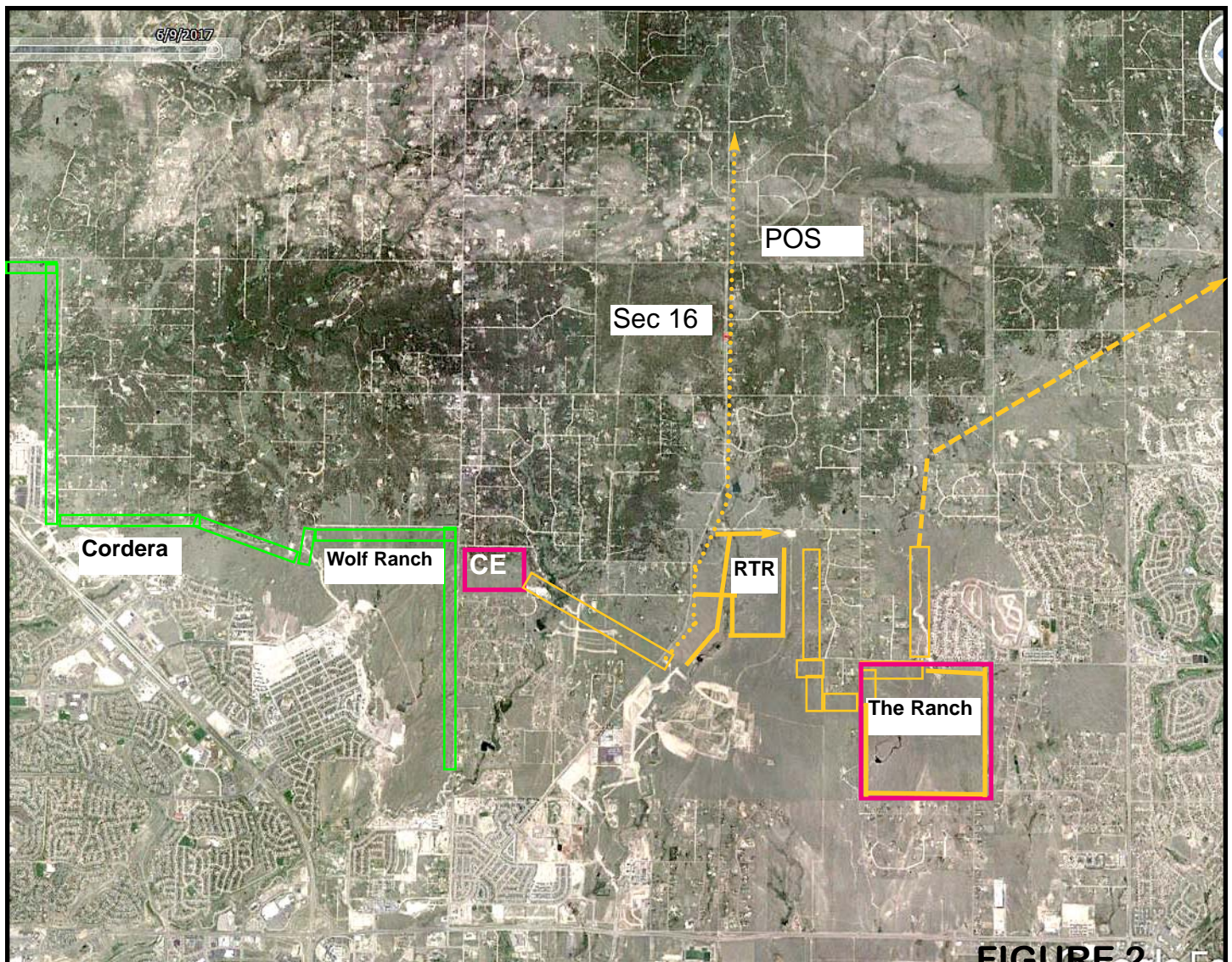


FIGURE 2

A closer look at where to start

Including a **Prairie Necklace** on the north and also wide buffer along Black Forest Road in an Amended Wolf Ranch Master Plan could jump-start the “Ring the Springs” trail system and be a trail and open-space anchor for all of north and NE Wolf Ranch. Additionally it serves the populations of existing subdivisions in the County also - applying the community vision of PlanCOS in a broader context.

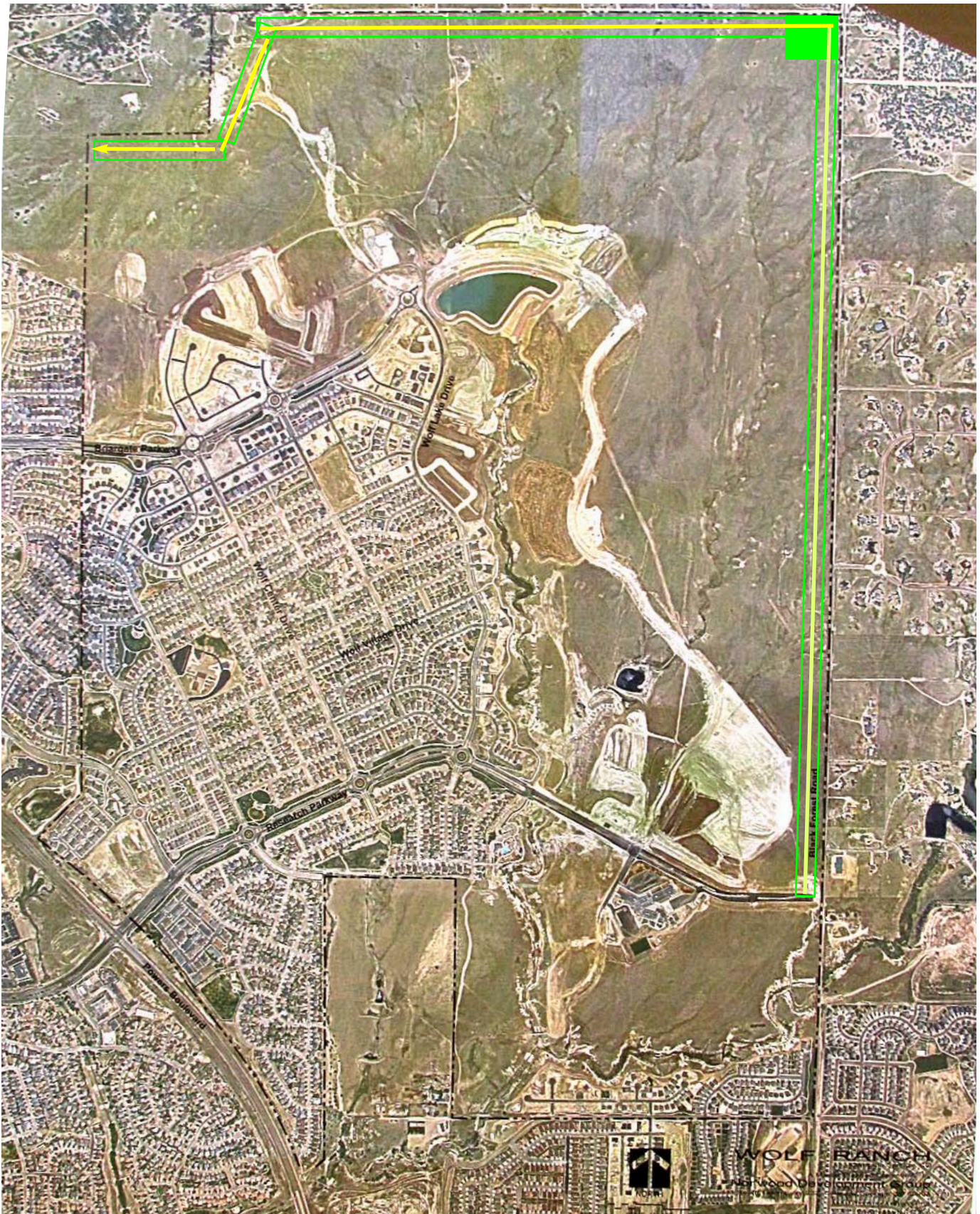


FIGURE 2

**Wolf Ranch proposed
Amendment with
overlay of Prairie
Necklace and BF Road
Buffer/trail**

from Jan 26, 2019 mtg

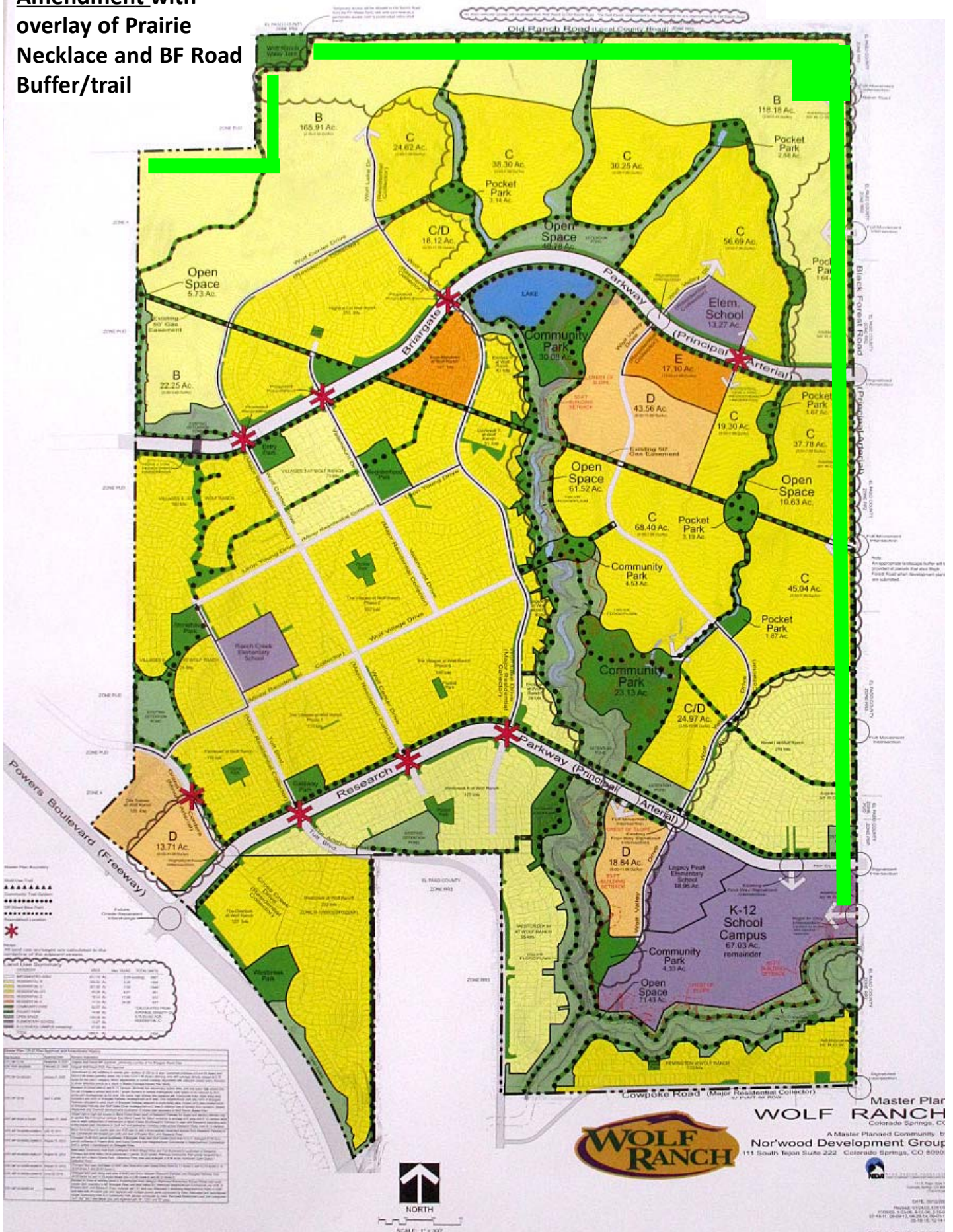


FIGURE 2

Existing PUD Master plan for Wolf Ranch with original narrower buffer, open space and 1 ac lots.

Scenic viewshed corridor at entry/exit to Black Forest

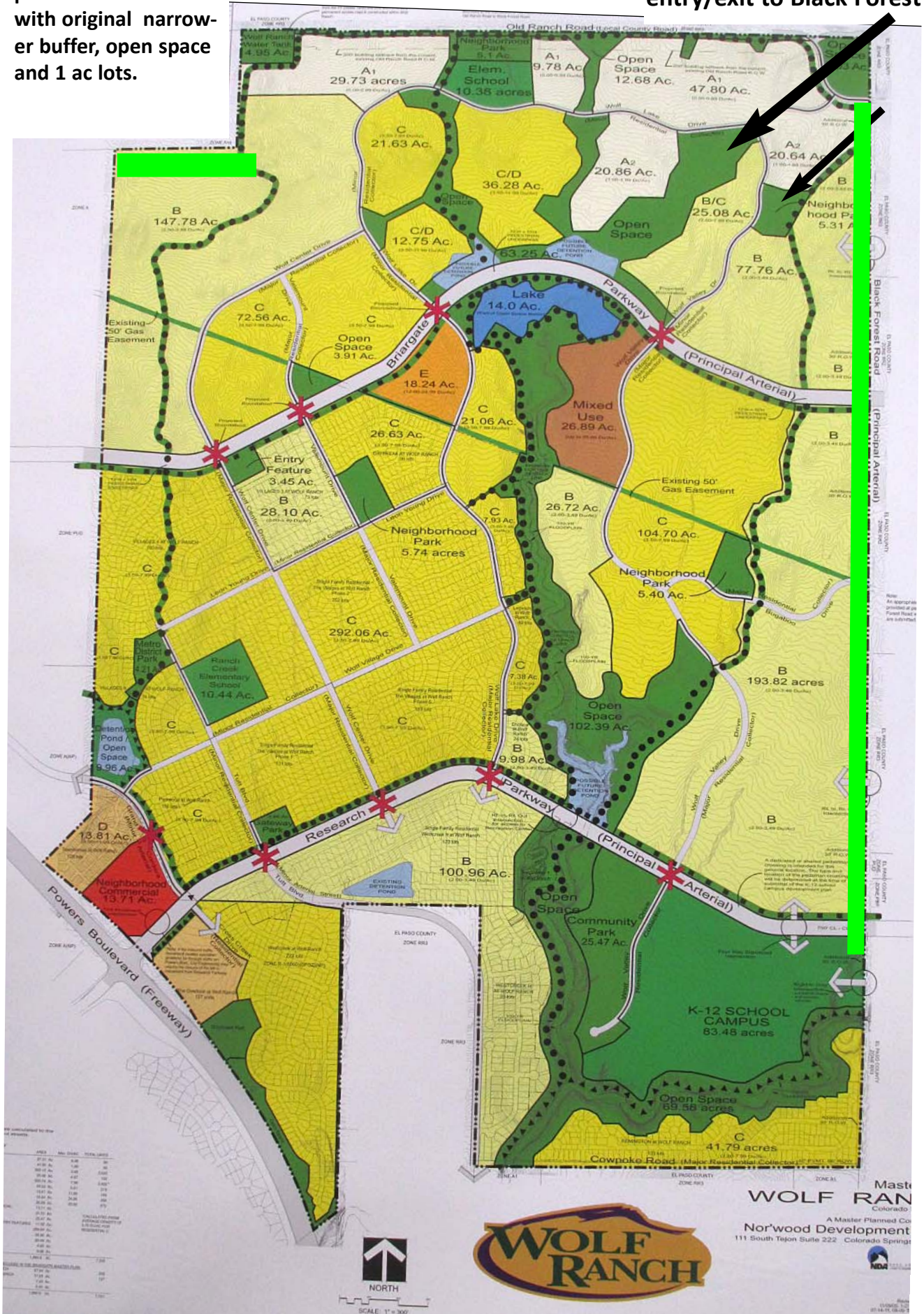


FIGURE 2

PlanCOS spells out a vision for Colorado Springs based on themes of Vibrant Neighborhoods, Unique Places, and Majestic Landscapes. These thematic attributes exist on both sides of the City Boundary and this proposal is an effort to maximize these great ideas for the Public Good.

This proposal, calls for implementation of the City's vision across The City/County Line, and broadening it in current time to what is still possible to do in both the City and the County with the remaining open and ungraded prairie at the spectacular southern edge of the Black Forest and Great Plains. It can mitigate many of the contentious issues between current urban subdivisions and long-time rural residential residents. It open the door for cooperation.

This proposal gives developers a chance to give forward, and to also give back from previous decades of huge successes, to create prime and more balanced land uses for the public good.

It opens the door for both immediate and longer term cooperative planning, coordination and creating a win-win for residents and the development community.

Wolf Ranch has the opportunity to initiate something great in Colorado Springs that other developers can extend, also touches the rest of El Paso County.

There is very little undeveloped prairie land left in this potential unique Prairie Necklace - please give this immediate thoughtful and complete consideration.

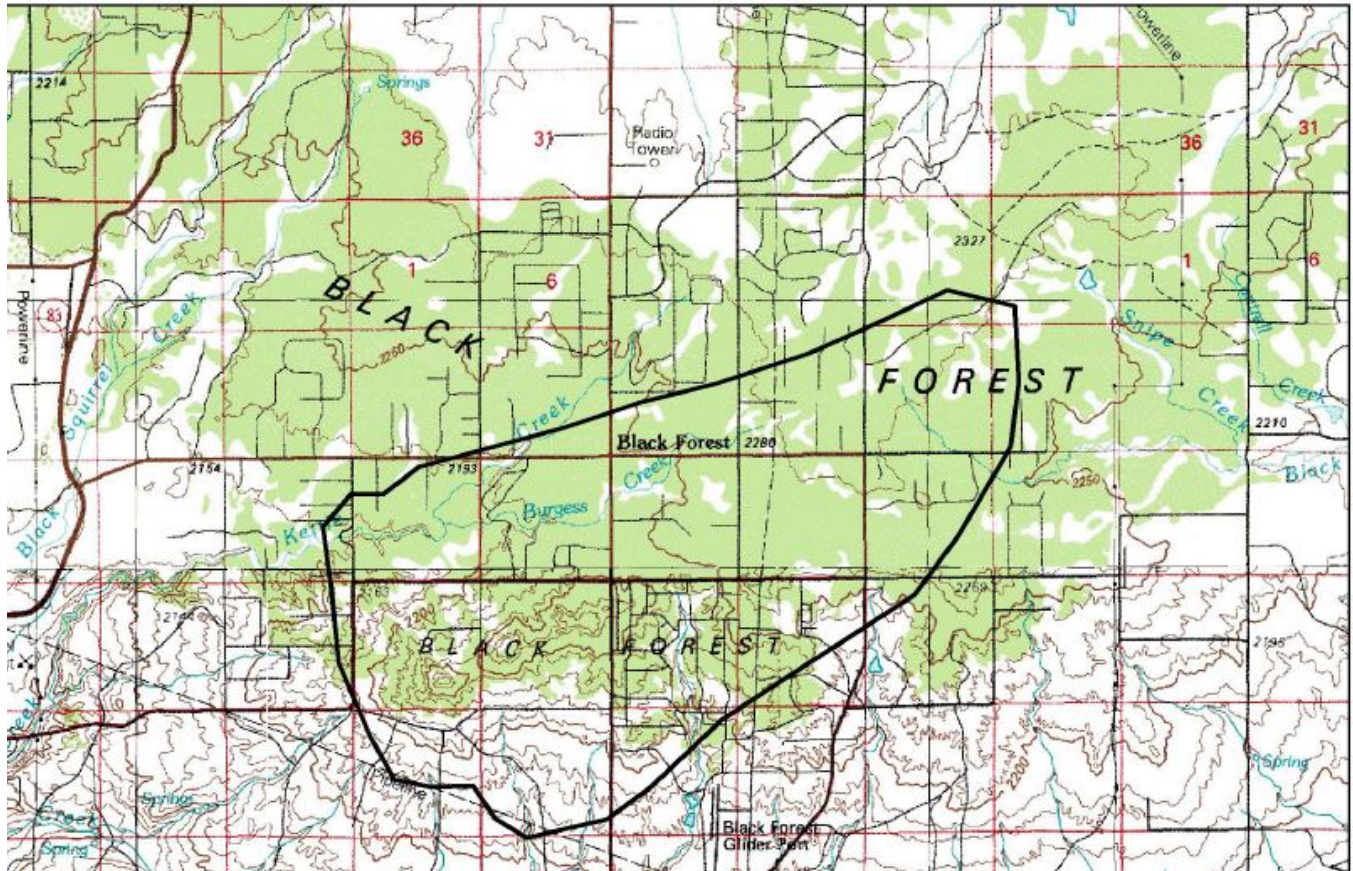
Thank you,

**Dr. Judith von Ahlefeldt
Landscape Ecologist**

**blackforestnews@earthlink.net
495-8750**

Parks, Open Space, Trail Connections and Biodiversity Planning

Black Forest Potential Conservation Area



PCA (Black Forest Potential Conservation Area) - Significant Biological Diversity from: Colorado Natural Heritage Program - **Survey of Critical Biological Resources (El Paso County, Dec. 2001. p. 159.** Prepared for EPC Parks and Leisure Services, Doyle et al.. 2001 another PCA includes what is now the Pinerias Open Space in Black Forest and overlaps part of this PCA.

“ In 1999, the Colorado Natural Heritage Program (CNHP) proposed to the El Paso County Board of Commissioners that a biological survey be conducted for El Paso County. The goal of the project was to systematically identify the locations of rare species and significant natural plant communities are in El Paso County, and to identify and prioritize areas of critical habitat (potential conservations areas) for these species and communities.

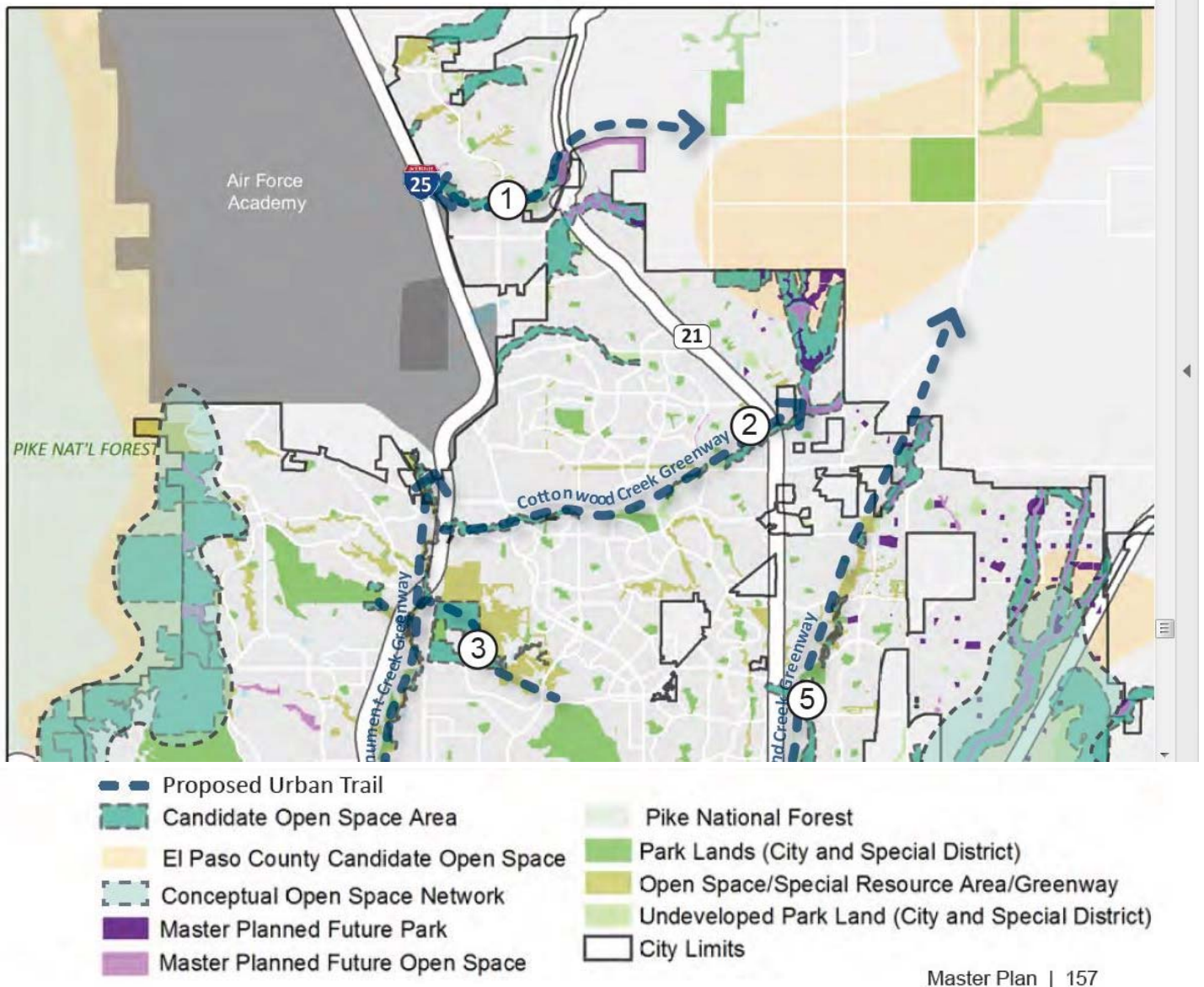
In addition, CNHP offered to assist in conservation efforts and to present the results of the study to the county commissioners, county planning departments, and interested local groups.

A majority of the funding for this biological survey was provided through a Great Outdoors Colorado (GOCO) planning grant to El Paso County Parks and Leisure Services Department. The County then contracted with Colorado Natural Heritage Program to perform the biological survey. A related study of wetland and riparian resources funded by the Colorado Department of Natural Resources was conducted simultaneously by CNHP” (Doyle et al. 2001).

Note: this survey was one of many County surveys in Colorado conducted by CNHP during the late 1990s early 2000s to identify lands with biological significance. The prairie areas south of Black Forest and east of Black Forest Road are included as areas of biological diversity significance.

FIGURE 2

Map 28. Greenway Candidate Areas

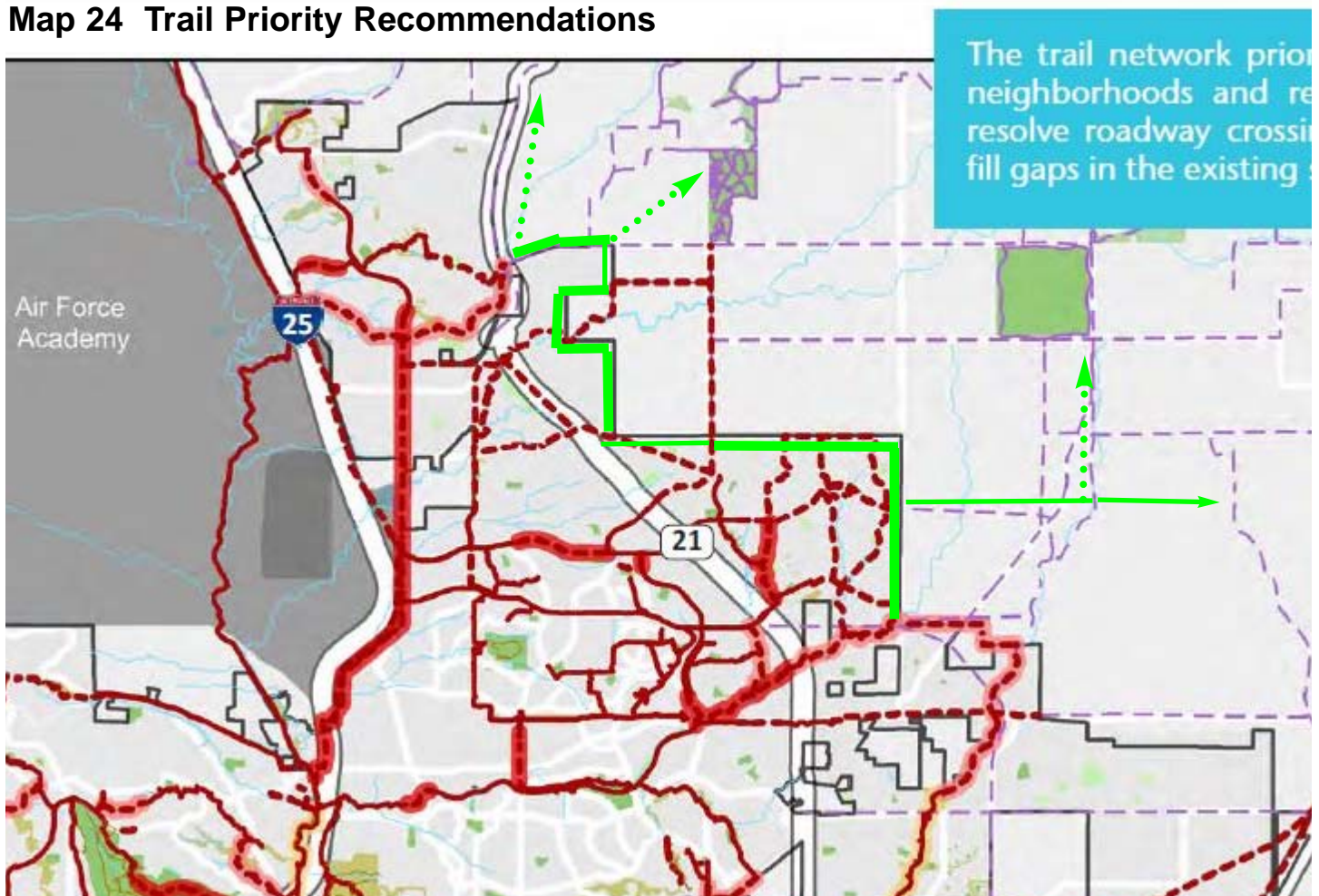


This is Map 28, page 157 of the 2014 Colorado Springs Park System Master Plan.

- The tan polygon in the NE corner of this map, which includes Sec. 16 and the Pineries Open Space in the Black Forest, is based on the above CNHP Biologica Resources Map prepared in 2001. It overlaps much of the proposed buffer/Trail along Black Forest Road in the 2019 Wolf Ranch Proposed Amendment Area, and all of the area along Old Ranch Road.
- Note that dark turquoise Candidate Open Space Areas in the City of Colorado Springs Parks Master Plan follow the western tributaries of Cottonwood Creek and also include property west of Wolf Ranch. a Future Master planned Park (purple) and open space (lavender), based on the Wolf Ranch Master Plan in effect in 2014, are also in this Parks Plan.
- Offsite, but along the City/County Boundary to the north are Kettle Creek Canyon Candidate Open Space (turquoise and lavender) and Northgate Buffer along Howells and Shoup Roads). The Northgate Buffer connects to the La Foret Trail (County) and existing pedestrian Bridge built years ago under SH 83 when the shoup/SH 83 intersection which was improved in the early 2000s.
- The Prairie Necklace connections originating on Wolf Ranch west of Black Forest Road would connect areas (1) - Black Squirrel Creek Greenway and (2) - Cottonwood Creek Greenway on this map.
- The Prairie Necklace Connections east of Black Forest Road (in the County) would connect Greenway areas (1) and (2) to the Sand Creek Greenway (5).

FIGURE 2

Map 24 Trail Priority Recommendations



This is Map 24, page 133 from Colorado Springs Park System Master Plan, 2014, with the Prairie Necklace Trail approximate corridor and Black Forest Road trail on Wolf Ranch (proposed Amendment), overlay in bright green. It also shows potential connections west and east of Black Forest Road .

- The City trail red dashed line going north into the Black Forest area is along Milam Road (A), and then it goes West along Ford Road (B) to Howells Road at the City boundary where the Parks Master Plan Map also shows a trail north to Shoup Road in the Northgate Buffer area. This can connect to the La Forest Trail (County) and the rest of Black Squirrel Creek proposed trail in the City system
- The Milam Road and Ford road routes on the City Map are problematic because of topography, private property, traffic and Ford Road (also private). The Prairie Necklace route would be mostly in presently undeveloped wide native prairie buffer and not on existing roads.
- The Prairie Necklace buffer would connect three major Greenways within the City Parks System and allow connections to County Regional Parks and Trails in Fox Run, Black Forest, Section 16, Pineries Open Space and future subdivision east of Black Forest. It also connects into the extensive City Parks Trails network, has excellent connection to urban subdivisions and also is accessible to County residents.
- Pages 60 and 160-161 in the City Parks System Master Plan (2014) discuss the importance of Open Space, Recreation and Natural Resource Protection. The Prairie Necklace would advance the PlanCOS vision for Unique Places, Majestic Landscapes with Trail connections themes.

FIGURE 2

Carleo, Katie

From: Lukas Zurvac <greeneyedleo2004@yahoo.com>
Sent: Monday, February 18, 2019 2:29 PM
To: Carleo, Katie
Subject: High Density Homes in Legacy Park

Categories: REMINDER/ Follow-up

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Ms. Catherine,

Please forgive me I am emailing you past the due date of persons' thoughts on the proposed changes to Legacy Park. I returned from my deployment just a few days ago and found out all the news from my wife and neighbors.

I understand that portions of Wolf Ranch are going to be re-zoned again. This time to High Density Homes for teaching staff that cannot afford the cost of living in the neighborhood. I have nothing against people who cannot afford the homes in Wolf Ranch, I myself struggled when I graduated college and through many years of hard work am very proud to afford a house for my family to live in and enjoy. A few problems that "affordable" High Density Homes bring to a community are crime, traffic, and depreciation of existing homes. These are not my opinions but actual statistics and my personal experiences having lived in these areas when I was starting out. Something similar happened to my wife and I in a previous house down South in Colorado Springs. Our house was slowly raising in price to where we were in a positive equity if we had to move due to me being in the military. Various projects to accommodate lower income families were implemented such as town homes were built. Due to the raising traffic the roads had to be widened, due to the higher traffic the noise had to be mitigated so concrete walls were built on the edges of the neighborhood. Very soon after graffiti was apparent on the walls and peoples fences. Crime went up, broken down cars were more prevalent on the roads. I can go on but I think you get the idea. When the day came to move we were unable to rent and were forced to sell, and we ended up owing over \$30K after the house was closed.

We are already not happy the one acre lots behind our house were turned into awful "paired patio" homes. One of the main selling points for us was the potential of having a view of one acre lots and nice homes to look at and NOT town homes. I will say if further re-zoning persists we will strongly be considering moving before the same quagmire will start looming.

Respectfully,

Lukas

Carleo, Katie

From: JOHN V <vohland@msn.com>
Sent: Friday, February 15, 2019 3:13 PM
To: Carleo, Katie
Subject: Re: Wolf Ranch Amendment

Categories: REMINDER/ Follow-up

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Katie

Wolf Ranch Amendment
Were there minutes taken at the neighborhood meeting?
Is there a copy of the sign in sheet available?
Are there any updates or status on the plan?
Will you post updates or only when a re submission occurs?

John Vohland

From: Carleo, Katie <kcarleo@springsgov.com>
Sent: Monday, January 28, 2019 9:15 AM
To: JOHN V
Subject: RE: Wolf Ranch Amendment

Mr. Vohland –
Thank you for your input. I will ensure this is part of the record and will include to the owner/ developer with the City review letter. They will be asked to provide a written comment back to the citizens and I will forward that response once received.

Thank you
Katie



Catherine Carleo, AICP
Principal Planner | Northeast Team
Phone: (719) 385-5060
Email: kcarleo@springsgov.com

Land Use Review Division
City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80901



Links: [Planning & Community Development Home](#) | [Look At Applications Online \(LDRS\)](#) | [FAQ Pre-Application Meeting Request](#) | [Applications and Checklists](#)

Please consider the environment before printing this e-mail.

From: JOHN V [mailto:VOHLAND@msn.com]
Sent: Saturday, January 26, 2019 11:15 AM
To: Carleo, Katie <kcarleo@springsgov.com>
Subject: Wolf Ranch Amendment

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Katie

Thank you for spending time with me on the phone. Just would like to follow up and confirm my opposition to the amendment. You referenced that the overall master plan density has been reduced. However, density has increased dramatically north of Briargate Parkway. We had met with the developer, represented by Ralph Braden, in 2000 and 2001. In the initial concept a golf course was proposed for north end and later changed to a lower density and .99 DUA along Old Ranch Road as a common sense transition to the 5 acre to 40 acre properties.

Based on the 2001 plot plan the total lots north of Briargate Parkway was 1846 units. The proposed amendment provides for a total of 2966 units an increase of 1120 units or 61%.

The lot counts are from the 2001 plot and there was a major revision in 2004 and the lots north of Briargate Parkway we increased. I don't have the filed plot plan from 2004 only a plan from the developers website which indicates the 2004 plan. If you could email me the 2004 amended plan and scope I can determine the increase from 2004 to the proposed amendment.

I look forward to your review of the amendment at the neighborhood meeting on Monday the 28th.

John Vohland
719-338-9729

Carleo, Katie

From: Kevin Difelice <kdifelice@comcast.net>
Sent: Friday, February 15, 2019 2:46 PM
To: Carleo, Katie
Subject: Wolf Ranch Master Plan Amendment

Categories: REMINDER/ Follow-up

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Dear Katie,

I know this email has missed your desired deadline for comments but I decided to send it your way anyway. By now I am sure the decisions have been made and we recognize this amendment is not up for a vote. My comments come from a new homeowners in the Classic Legends subdivision. We moved from the Windjammer subdivision in Briargate where we had lived for 25 years in the same home.

- Please insure that the developers common areas and park areas are added with excellence.
 - Sustainable landscape with the right plant and tree choices for our climate.
 - Sidewalks that are wide, the right grade and also poured with concrete that will weather well.
 - Adequate buffer zones for trails and parks to allow some privacy in a development that is zoned quite close.
 - Safe crossing areas with zebra stripes to insure pedestrian safety.
- In your discussions ask the council to envision themselves living in this community. The requests then become more personal as to what each member would like to see. Those of us living in Wolf Ranch will be the ones who inherit good pr poor planning for many years to come.
- Request appropriate signage for sidewalks and trails (i.e. “No Motorized Vehicles”, “Leash your Animal”), and ask the developer to add more stations for animal dropping not just the minimum required. Those extra stations are a gentle and convenient reminder to be responsible.
- I know the proposed “linear” park provides the right ratio of space but it seems to miss the convenience of a park near the school (original plan). One of my favorite places to enjoy for the last 25 years was Rampart Park behind Rampart High School. It is a beautiful example of the public need for space and the schools need for a baseball field. The recent addition of the Frisbee Golf course displays the publics pride and desire to use fully that space. It might be worth reconsidering staying to the original location for the park close to the new school on Research.

It has been quite sometime since Briargate (where we previously lived) was developed. I never saw the original master plan but after living there for 25 years it is apparent that many of those initial dreams and ideas were simply not sustainable. The developer moved on to another project and we (as residents) lived with those poorly executed ideas.

After walking along the arroyo this morning I am concerned that there needs to be a wide buffer zone to insure protection against erosion. The developers seem to be draining more and more surface water into that stream bed with the potential for the walls continuing to collapse. Perhaps there are other alternatives for surface water drainage than the stream bed. I am sure your engineers have run their calculations but when this new amendment goes through the drainage will increase significantly.

Katie, my comments are more a plea for the city to help the developer continue to do their work with excellence and a commitment to provide a sustainable development for the years to come. If this is accomplished property values will be stable and increase and you will have a community we will all be proud to call home. Thanks for your ear.

Blessings...Kevin DiFelice

6442 Adamants Drive
Colorado Springs, CO. 80924

Carleo, Katie

From: sandthome <sandthome@pobox.com>
Sent: Wednesday, February 13, 2019 10:53 PM
To: Carleo, Katie
Subject: Status of Wolf Ranch Master Plan Amendment

Categories: REMINDER/ Follow-up

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Re: File Number CPC MP 05-00080-A7MJ19

Ms. Carleo,

I called and left a voicemail yesterday, but I was told that emailing might be better. I was at the community meeting on Jan 28 where the proposed amendment to the Wolf Ranch Master Plan was discussed. As you are probably aware, there were a large number of people present with concerns about the change, and I am certain there are far more that did not attend.

Also, I would appreciate it if you would please add me to the contact list that you collected on the sign-in list; I did not get a chance to put my name and number on the list at the meeting. I would like to receive any information that you send out regarding this proposal.

Steve Batides
727-505-1473
sandthome@pobox.com

thanks,
steve...

--
regards, steve...

Carleo, Katie

From: Rory McGann <rorymcgann@me.com>
Sent: Friday, February 08, 2019 1:40 PM
To: Carleo, Katie
Subject: Wolf Ranch Master Plan Amendment Question.

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Hello Catherine.

I was reading over the documents for Wolf Ranch Master Plan Amendment which has File Number CPC MP 05-00080-A7MJ19 and I was slightly confused.

I live in The Townes at Wolf Ranch next to Lot D 13.71 Ac, and I am not sure exactly what these documents say is going to go in that lot now. I was able to discern that there is no longer plans to build a super market there, but could you tell me what is planned to be built there?

Thanks,

Rory

Carleo, Katie

From: Bell, Hugh <Hugh.Bell@parsons.com>
Sent: Tuesday, February 05, 2019 8:26 PM
To: Carleo, Katie
Cc: hughmelb@aol.com; Geislinger, David
Subject: Wolf Ranch Rezoning application

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Ms Carleo,

Thankyou for facilitating the rezoning discussion for Wolf Ranch on Monday.

As I think was clear from the meeting, there is considerable concern in the Wolf Ranch and surrounding communities with this proposed change.

My wife and myself wanted to make the following points to you personally:

Mr Winsor met with Tim Seibert and Jim Nass to discuss the density and total # of houses issue, and while they have not come to an agreement yet on numbers, Mr. Winsor demonstrated that this proposal will result in about a 40% increase in density.

We would not have made the decision to buy the house we are currently in with this proposed community plan. We feel that this is a bait and switch by the developer and are absolutely against it being approved by the city.

The developer repeatedly made the point that they want to replicate on the East/North side what's been done already. You should understand that most of us feel that what's been done already is way too dense, and many of us were waiting for the new areas with the intent of buying and building there with less density, and if approved that would not be an option. Honestly, every time he stated the developer goal, I heard "we're overcrowded now and we want to make it even more crowded moving forward".

This proposed change will adversely impact my home value. Will the city reimburse us for this impact? Will we sue the city and the developer for that reimbursement if not? This is not an acceptable situation.

The roads already can't accommodate the traffic that's here, with roads deteriorating rapidly. This 40% growth in density will only make it worse.

When we moved to Colorado Springs, we were so impressed by Colorado Springs foresight in requiring open space and creating parks. Over the last 16 years that focus seems to have been lost and this change seems to further that loss.

We implore you and the city of Colorado Springs to prevent the developer from jamming so many houses into this limited space, and deny this application.

v/r Hugh and Melodie Bell
6129 Revelstoke Dr
Colorado Springs, CO 80924
Hugh.bell@parsons.com
hughmelb@aol.com

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Carleo, Katie

From: Lobato, Elena
Sent: Monday, February 04, 2019 10:47 AM
To: Carleo, Katie
Subject: FW: Wolf Ranch Rezoning Proposal to Master Plan

From: Dee Whitaker [mailto:deewhitaker50@yahoo.com]
Sent: Friday, February 01, 2019 5:51 PM
To: Lobato, Elena <Elena.Lobato@coloradosprings.gov>
Subject: Wolf Ranch Rezoning Proposal to Master Plan

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I would like to know when you will be reviewing the Wolf Ranch Rezoning Proposal to the Master Plan?

I would like to know because I want to attend this meeting.

We are homeowners and just attended a meeting on the 28th and were informed then about this proposal.

I can honestly say there are many of us that are very opposed to this rezoning.

Thank you.

Make it an awesome day!

Dee

Denise Whitaker

MBA, ABR, ASN, GRI, CNE, MRP, SRES



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Colorado Springs, CO 80920

719-332-4659 (Direct)

719-358-8515 (Office)

719-358-8522 (Fax)

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Carleo, Katie

From: Roland Gorrell <gorrern@gmail.com>
Sent: Sunday, February 03, 2019 12:00 PM
To: Carleo, Katie
Subject: Wolf Ranch new Master Plan

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Catherine Carleo,

Change is inevitable as we experience it in our lives. However; many of the home owners relied on the information given to us at the time we were making our decision to buy into Wolf Ranch. The prospect of the large tracks of land clearly showed less density of homes north of Brairgate Blvd and the eastern side of Wolf Ranch. This gave us a reprieve from over crowding and diminishing the views of our neighbors to the North and east of Wolf Ranch community.

In the new proposal submitted by Norwood the elementary school is moved onto Briargate Blvd, I agree with this decision for better access for all concerned. The tract of land labeled as E, as well as the other designated high density of home tracts for the other areas, gives concern to all our neighbors surrounding Wolf Ranch community as well as the home owners in Wolf Ranch. The original map shown to myself in 2016 showed better depicted distribution of homes. This version of the Wolf Ranch community may not have pleased all in the Black Forest community but the new proposed version puts Norwood Development Group into a bad light politically and their perception tarnished. We in Wolf Ranch need to have better a better relationships with Black Forest community.

During the meeting on the 28 January another proposal of a wall separating Wolf Ranch from our neighbors in Black Forest will do nothing to stop noise or anything else when you look at the wind patterns through the area. Most of the winds come from the North and would cause the snow to pile up against the wall as well as debris. I am more in favor of a berm with trees and grass to cut the noise and debris and I believe the Black Forest community would agree. Norwood speaks of affordability. What is meant by this? No where in the proposal is this defined. Affordability has different meanings to all without a clear definition given in the proposal.

Higher population in Wolf Ranch drives concerns of crime, traffic and a poor perception of the Wolf Ranch community. The communities south of Wolf Ranch show this clearly.

The last concern is with the removal of open space by the charter school where the tract of land (D) is designated. I am concerned with water run off and the fact that this now places more traffic patterns in the area.

Traffic seems to be on everyone's radar. Colorado Springs is well known for where many of our drivers pay little attention to speed limits or people in the area. I fully understand we need arterial connection in a city. One must look at how the population will use these connections and how to control the behavior of speed. If traffic lights are out of the question how about speed bumps? Or start using traffic cameras or both. Something clearly must be done to address this reoccurring problem in Wolf Ranch. I am not proposing Big Brother but we as a community are concerned for the welfare of our families.

Thank you,
Roland Gorrell
9842 Awaken Dr
Colorado Springs, CO
Home: 719-896-5636
Cell: 303-883-6217

Carleo, Katie

From: Mark DiVito <thedivito@yahoo.com>
Sent: Friday, February 01, 2019 11:32 PM
To: Carleo, Katie
Subject: Wolf Ranch Master plan change proposal

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Hello,

I am writing to give my input on the proposed changes as a Wolf Ranch resident. I think the proposed overall increase in home density only benefits the pockets of the developer. At the expense of the property values of existing residents and homeowners. In particular the increase in C and D density areas by the proposed elementary school location. As someone who recently had a house built in Wolf Ranch, I feel that the first thing to happen to our new home will be a decrease in value, or at least a slowdown in home value appreciation because of these changes.

Thanks for listening,

Mark DiVito

Carleo, Katie

From: Katrina Touchet <katrinatouchet@gmail.com>
Sent: Friday, February 01, 2019 8:10 PM
To: Carleo, Katie
Cc: Corey Touchet
Subject: Wolf Ranch Proposed Master Plan Changes

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Dear Catherine Carleo Principal Planner,

I'm writing you to voice my concern with the recent proposed master plan changes in Wolf Ranch. It is very disheartening to see our developer want to make such drastic changes to the plan for the neighborhood my family calls home. We built our home in this neighborhood based on the master plan that was sold to us. With that plan, comes a dream. When that plan is thrown out the door for greed, that squanders our family's dream. A dream of a beautiful park nestled next to our amazing new school which would be enjoyed not only by us but those in nearby neighborhoods. The location of this park has already been moved once and with that the developer sold the homeowners a promise on a new vision for that park. So now they want to completely nix the park for high density housing. I don't see how that could possibly honor the dream we were sold when we & our neighbors bought our homes.

New apartments, townhomes & ally-homes have been going up enough around Wolf Ranch as it is. Our roads are already at capacity. My sons class at Legacy Peak is already overflowing. The over inflated housing market is the problem with home prices, not the home type. Giving up on the vision, dream and master plan of our community is not the answer. Giving up on creating beautiful spaces in our city merely for cramming more people in less space is not the answer. It certainly is not the answer when it gives up on the dreams of the existing home owners. I sincerely hope you see the proposed master plan changes by the developer of Wolf Ranch as a move for greed and as a slap in the face to its current residents. I hope you share in the vision we have for our neighborhood and will NOT approve the changes regarding the park and the changes for higher density homes in Wolf Ranch.

Sincerely, The Touchet Family

Katrina, Corey, Evelyn & Liam

Please call me if you'd like to discuss further.

Katrina Touchet
(214)587-1316

Carleo, Katie

From: David Whitaker <DWHITAKER47@msn.com>
Sent: Friday, February 01, 2019 5:44 PM
To: Carleo, Katie
Cc: Denise Whitaker
Subject: Wolf Ranch Master Plan

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Ms Carleo,

My wife and I attended the 28 January meeting regarding the proposed changes to the Wolf Ranch Master Plan and wanted to let you know that we are strongly opposed to approval of the new plan. We moved into our Wolf Ranch home in July 2018 and bought this property (premium lot) in large part because of its location facing west across the gateway park at Wolf Center and Briargate Parkway. We consider this is our retirement home and loved the development Master Plan we were shown before purchase. The attractive aspects of this premium lot included the unimpeded view of Pikes Peak from the front of our house and the low density development north of Briargate Parkway and east to Black Forrest Road. We felt this type of development would limit the traffic and associated noise on Briargate Parkway, and create a peaceful, enjoyable environment.

Now the developer wants to increase the DU density dramatically in the north and east sections of Wolf Ranch. Rather than the beautiful, uncluttered development we were sold on, we will (if approved) have a development that results in a sea of rooftops and requires an additional elementary school. This "bait and switch" will significantly increase the traffic on Briargate Parkway and negatively changes the overall character of the area, and is obviously driven by a desire to optimize profits. Instead of retiring in an area similar to Flying Horse we will end up with a typical Briargate development where the objective is to cram as many houses on an acre as possible. At this point we can't change our decision, but we will certainly add our voices to the substantial opposition from other residents to the proposed Master Plan changes!

Best Regards,

Dave and Denise Whitaker
6017 Cerjan Circle
C.S., CO 80924

Carleo, Katie

From: Marly Pedersen <marly.pedersen@gmail.com>
Sent: Friday, February 01, 2019 5:05 PM
To: Carleo, Katie
Subject: Comments on Wolf Ranch Master Plan Proposed Developer Changes

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Katie,

My personal concerns/comments on the proposed Wolf Ranch Master Plan changes:

1) Still nothing on paper (new or old plan) that connects Remington to the rest of Wolf Ranch. This should be viewed as a non-starter for the approval process. Inter-connectivity is always touted at these types of meetings yet the developer still has not codified how they are going to connect Remington to the rest of Wolf Ranch via walking or bike trails. There verbal promises that this would happen were so pervasive that realtors selling houses in Remington told buyers that Remington would be connected to main Wolf Ranch via trails. Any future plan changes (the one being discussed now) must include a plan to connect Remington with the rest of Wolf Ranch.

2) The closest park to Remington, which was part of the school complex just across the ravine, was about 25.5 acres under the current plan but was cut down to about 4.3 acres under the proposed plan. Do not reduce the park size by 83% Reject this proposal by the developer. Keep the larger park next to the school as is in the current plan.

3) New plan proposes to pave over much of that 25.5 acre park to put high density housing (think apartments/condos) right next to the school complex. Do not decrease the park by 83% to put in high density housing. Reject this proposal by the developer.

4) Developer doesn't want to pay for road improvements *my words* on the north end of Wolf Ranch (Old Ranch Road) and subsequently cuts off WR road access to Old ranch Road. This means everyone north of Briargate Parkway will have to come south to that road to get out of the neighborhood. That, combined with the proposed overall increased density of WR, is going to increase the time it takes anyone living up there to get out of their neighborhood and significantly increased thru traffic issues on Briargate Parkway...similar to what we see with the increased thru traffic on Research where Black Forest traffic is trying to get to Powers or further west and vice versa.

5) No mention of further development of the Rec Center or adding a second one. Some neighborhoods were forced into being members of the Rec Center under the guise that it would be open to residents year around. Unfortunately, that turned out to not be the case. The Rec Center is only available from about memorial day through labor day, is closed during transition to/from the winter time for about 2 months total, and is available to residents in the winter from 1pm-3:30pm on Saturdays only. Concerned that the new proposal potentially continues a 'bait and switch' trend.

6) Moving the elementary school deeper inside WR from the edge will further increase internal traffic. Current plan has it on the northern edge with people outside WR getting access via Old Ranch Road.

Things that seem beneficial

1) They added more defined trails between green spaces and added a second trail so now both sides of the center ravine have trails. Speaking with the City Park Planner (Connie Perry), this seems to be a popular trend in Colorado Springs. Multiple smaller parks or green spaces interconnected by trails. Surveys seem to indicate people who already have a system like this are happy with it.

2) Commercial space they haven't been able to develop was converted to high density housing. Rather have that high density housing on the periphery to help with internal traffic issues since there seems to be little commercial interest in that site.

Below link is to City Council deliberations regarding the last time Wolf Ranch Developers (I think this was the 6th major revision to the master plan) wanted to change the master plan.

http://coloradosprings.granicus.com/MediaPlayer.php?view_id=1&clip_id=123%20%3C%20Caution-http://coloradosprings.granicus.com/MediaPlayer.php?view_id=1&clip_id=123

Wolf Ranch issues start about 2hrs 22 min. Interesting to me that the concerns of the Wolf Ranch citizens at that time, 2014, echoed the concerns of the Wolf Ranch citizens today. Ultimately, the Wolf ranch citizen's concerns seem to have been rejected as the developer's desired changes were accepted by the council voting to approve the changes. Seeing as how the developer has been able to get so many plan changes approved, can you tell me how many times developers of other communities like Wolf Ranch have their requested changes rejected by the City?

At 2hrs and 41min the developer touts the goodness of co-locating the large park (25 acers) next to the proposed school location (now Legacy Peak Elementary School) and continues to tout general park goodness. Now 5 years later when it comes time to start getting serious about this large park, the developer is saying that we should drastically shrink the size of the park and replace 83% of it with high density housing.

Around 2hrs 20 min a Wolf Ranch resident makes a case for rejecting, along with a petition signed by 500+ people, some of the proposed changes.

About 3hrs 43 mins the only true advocate for the 2014 Wolf Ranch residents was Councilman Bennett who raised several important points: 1) people make home purchasing decisions based on what plans show and what they are told is going to happen; 2) City staff was bending over backwards to get approval for the developer's proposed changes with almost no one advocating for the current residents 3) concerns over decreased park space

Bottom line: there seems to be a continuing effort on the part of the developer, over time and in small increments, to change the master plan to decrease park space and increase housing density across Wolf Ranch. I have no issue with a business making a profit, however, this neighborhood will be here long after the developer has taken their profits and moved on. Part of the reason people move to Wolf Ranch is that they like how the developer was going to build out the community. But here we are again changing the fundamental structure (increasing density across the development and decreasing/relocating green space) of Wolf Ranch against the wishes of the people that have already bought into the community.

Thank you,

Jeff Pedersen
Remington Neighborhood Home Owner of Wolf Ranch

Carleo, Katie

From: Marly Pedersen <marly.pedersen@gmail.com>
Sent: Friday, February 01, 2019 5:04 PM
To: Carleo, Katie
Subject: Comments on Wolf Ranch Master Plan Proposed Developer Changes

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Katie,

The following are my personal concerns/comments on the proposed Wolf Ranch Master Plan changes:

1) There is still nothing on paper (new or old plan) that connects Remington to the rest of Wolf Ranch. This should be viewed as a non-starter for the approval process. Inter-connectivity is always touted at these types of meetings yet the developer still has not codified how they are going to connect Remington to the rest of Wolf Ranch via walking or bike trails. Their verbal promises that this would happen were so pervasive that realtors selling houses in Remington told buyers that Remington would be connected to main Wolf Ranch via trails. Any future plan changes (the one being discussed now) must include a plan to connect Remington with the rest of Wolf Ranch. This is not only for neighborhood cohesion, but for the safety of children and families in Remington who wish to walk to recreation areas in main Wolf Ranch.

2) The closest park to Remington, which was part of the school complex just across the ravine, was about 25.5 acres under the current plan but was cut down to about 4.3 acres under the proposed plan. Do not reduce the park size by 83%. Reject this proposal by the developer. Keep the larger park next to the school as is in the current plan. High density housing directly next to a school is NOT in the best interest of the children attending Legacy Peak. A park is a safer and more attractive option. I strongly reject the plan to add high density housing (apartments/condos) next to the elementary school.

3) In my view, the developer does not want to pay for road improvements on the north end of Wolf Ranch (Old Ranch Road) and subsequently cuts off WR road access to Old ranch Road. This means everyone north of Briargate Parkway will have to come south to that road to get out of the neighborhood. That, combined with the proposed overall increased density of WR, is going to increase the time it takes anyone living up there to get out of their neighborhood and significantly increases thru-traffic issues on Briargate Parkway...similar to what we see with the increased thru-traffic on Research where Black Forest traffic is trying to get to Powers or further west and vice versa.

4) There was no mention of further development of the Rec Center or adding a second one. Some neighborhoods were forced into being members of the Rec Center under the guise that it would be open to residents year around. Unfortunately, that turned out to not be the case. The Rec Center is only available from

about Memorial day through Labor day, is closed during transition to/from the winter time for about 2 months total, and is available to residents in the winter from 1pm-3:30pm on certain Saturdays only. I am concerned that the new proposal potentially continues a 'bait and switch' trend.

5) Moving the elementary school deeper inside WR from the edge will further increase internal traffic. Current plan has it on the northern edge with people outside WR getting access via Old Ranch Road.

Things that seem beneficial

1) They added more defined trails between green spaces and added a second trail so now both sides of the center ravine have trails. Speaking with the City Park Planner (Connie Perry), this seems to be a popular trend in Colorado Springs. Multiple smaller parks interconnected by trails. Surveys seem to indicate people who already have a system like this are happy with it. Green spaces should be functional recreation areas for children and families and not actually just overflow ditches. The one "green space" in Remington East regularly floods in heavy rain and there is no way to access it other than running up or down the grassy side into it. There is no other park space in Remington East, which has led to children trying to play in the ravine where a group of children very recently, and sadly, found a deceased person.

2) Commercial space they haven't been able to develop was converted to high density housing. Rather have that high density housing on the periphery to help with internal traffic issues since there seems to be little commercial interest in that site.

Below link is to City Council deliberations regarding the last time Wolf Ranch Developers (I think this was the 6th major revision to the master plan) wanted to change the master plan.

http://coloradosprings.granicus.com/MediaPlayer.php?view_id=1&clip_id=123%20%3C%20Caution-http://coloradosprings.granicus.com/MediaPlayer.php?view_id=1&clip_id=123

Wolf Ranch issues start about 2hrs 22 min. It is interesting to me that the concerns of the Wolf Ranch citizens at that time, 2014, echoed the concerns of the Wolf Ranch citizens today. Ultimately, the Wolf Ranch citizen's concerns seem to have been rejected as the developer's desired changes were accepted by the council voting to approve the changes. Seeing as the developer has been able to get so many plan changes approved, can you tell me how many times developers of other communities like Wolf Ranch have their requested changes rejected by the City?

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Around 2hrs 20 min a Wolf Ranch resident makes a case for rejecting, along with a petition signed by 500+ people, some of the proposed changes.

Bottom line: there seems to be a continuing effort on the part of the developer, over time and in small increments, to change the master plan to decrease park space and increase housing density across Wolf Ranch. I have no issue with a business making a profit, however, this neighborhood will be here long after the developer has taken their profits and moved on. Part of the reason people move to Wolf Ranch is that they like how the developer was going to build out the community. But here we are again changing the fundamental structure (increasing density across the development and decreasing/relocating green space) of Wolf Ranch against the wishes of the people that have already bought into the community.

Thank you,

Marly Pedersen

Remington Neighborhood Home Owner of Wolf Ranch

Carleo, Katie

From: Scott Cassidy <Scott@cscassidyhomes.com>
Sent: Friday, February 01, 2019 4:36 PM
To: Carleo, Katie
Subject: Good Faith and Wolf Ranch Master Plan

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Hello Katie-

We are writing to express concern to changes the Wolf Ranch Master Plan. As Wolf Ranch Residents for over 14years, we are concerned that Norwood has not been honest with the residents and are not acting in Good Faith with this process. We understand how things change and the market changes, but we feel these changes are being pushed through too quickly without giving the residents accurate information or time to be educated on the issues and the process. I have spoken to multiple residents who have told us that they did not receive the post card about the meeting this week, we unfortunately could not make it because of a work obligation.

At the meeting, the community was told that the number of residents would not go up, but that does not add up with the shift to higher density housing. Can this be better explained? We are concerned about the traffic impact on the community with the shift to higher density projects. How will the already overcrowded Research Parkway deal with significantly more cars? Eliminating our roundabouts should not be the answer! We are also concerned about the development of a higher density project next to the new elementary school, for the safety of our students and for traffic issues as well. We are very concerned for the home values in this community, we bought with the understanding that the neighborhood would continue in the same direction, now we are concerned with the shift to higher density housing.

I speak for many of my neighbors, when I say we are feeling bullied by Norwood in this process, and we beg the City to look after the requests and the best interests of the citizens and not just following the orders of a developer which is only looking out for its best interest. We believe in Wolf ranch and the beautiful sub division that it has become over the years and are growing weary of the continued changes which are usually not in the residents best interests.

Please let us know how we can be more involved in the process and use our expertise to continue to make WR a great neighborhood for years to come

Christy Cassidy, Interior Designer, Cassidy Design, Inc.

**Scott Cassidy , Realtor, Turner Associates
Wolf ranch residents for Years at 2 residences**

[6034 Brave Eagle Drive , 80924](#)

Carleo, Katie

From: Christy Cassidy <mrschristycassidy@yahoo.com>
Sent: Friday, February 01, 2019 4:31 PM
To: Carleo, Katie
Cc: Scott Cassidy; Christy Cassidy
Subject: Good faith and the Wolf Ranch master plan

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Hello Katie-

We are writing to express concern to changes the Wolf Ranch Master Plan. As Wolf Ranch Residents for over 14years, we are concerned that Norwood has not been honest with the residents and are not acting in Good Faith with this process. We understand how things change and the market changes, but we feel these changes are being pushed through too quickly without giving the residents accurate information or time to be educated on the issues and the process. I have spoken to multiple residents who have told us that they did not receive the post card about the meeting this week, we unfortunately could not make it because of a work obligation.

At the meeting, the community was told that the number of residents would not go up, but that does not add up with the shift to higher density housing. Can this be better explained? We are concerned about the traffic impact on the community with the shift to higher density projects. How will the already overcrowded Research Parkway deal with significantly more cars? Eliminating our roundabouts should not be the answer! We are also concerned about the development of a higher density project next to the new elementary school, for the safety of our students and for traffic issues as well. We are very concerned for the home values in this community, we bought with the understanding that the neighborhood would continue in the same direction, now we are concerned with the shift to higher density housing.

I speak for many of my neighbors, when I say we are feeling bullied by Norwood in this process, and we beg the City to look after the requests and the best interests of the citizens and not just following the orders of a developer which is only looking out for its best interest. We believe in Wolf ranch and the beautiful sub division that it has become over the years and are growing weary of the continued changes which are usually not in the residents best interests.

Please let us know how we can be more involved in the process and use our expertise to continue to make WR a great neighborhood for years to come

Christy Cassidy, Interior Designer, Cassidy Design, Inc.

**Scott Cassidy , Realtor, Turner Associates
Wolf ranch residents for Years at 2 residences**

6034 Brave Eagle Drive , 80924

Christy Cassidy

Carleo, Katie

From: RICHARD ETTER <photofud@msn.com>
Sent: Friday, February 01, 2019 4:20 PM
To: Carleo, Katie
Subject: Wolf Ranch rezoning proposal

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Hi Katie,

As a resident of Wolf Ranch I am strongly opposed to the rezoning proposal. I do not think it will have a positive impact on either our schools, our neighborhood or our property values.

Yours truly,

Richard A. Etter, Ph.D.
6321 Rowdy Drive
Colorado Springs, CO 80924-5410
360-305-9847

Carleo, Katie

From: Dee Whitaker <deewhitaker50@yahoo.com>
Sent: Friday, February 01, 2019 4:19 PM
To: Carleo, Katie
Subject: Wolf Ranch Rezoning Proposal Meeting Held 1/28/2019: Responses To

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Dear Katie,

Thank you for being at this meeting. i must say, I am very disappointed with the Wolf Ranch Developer changing the Master Plan. It seems every so many years, they want to change it. That is disheartening on so many levels.

I disagree with the proposed plan because:

1) Increasing the DU/Acre. Many many people love the fact that Wolf Ranch will be offering zone A/1 acre lots. That is huge and I know people who want to live on those lots and I am one of them (I currently live on a zone B lot).

2) When we bought, no one stated the Developer is working to change the Master Plan (July 2018). That is very misleading. In fact, at the Breakfast with the Builders just this past Tuesday, the Developer was 'selling' the Current Master Plan; no words to the effect that they are even considering changing the master plan to us Realtors! And the PROPOSED Plan was NOT displayed. That is misleading.

3) I do not like another elementary school going in on Briargate Pkwy. Again, I wish D20 would manage their schools better. I know of a few people just moved close the Ranch Creek Elementary School and their kids can't go to it. There are so many students that live outside of D20 that have dibbs before the homeowners in the actual school boundaries. Thus traffic will again increase.

4) I do not like the zone C & D DU/Acre going in. The traffic on Briargate Pkwy will be horrible for the current residents. Apartments are not ruled out and I believe that will be the downfall here at Wolf Ranch. The Developer can say "They don't see that happening" but there is no guarantee, as always.

5) The green space/pocket parks that is left to 'Nature' is not high park quality space.

6) The acreage lots closest to Black Forest should remain in tact to create a congruent flow into the Black forest areas. Those neighbors were promised there would be 1 acre lots and I believe the developer should be held to that promise.

7) Do not take away a traffic round-about to put in a light. That wrecks of traffic congestion and not conducive to the way WR is today.

8) It seems that I have not seen a developer modifying a Master Plan ever be told 'No'. We had that meeting packed and the majority of people/homeowners do not want this and no one stood up and said they 'loved the idea'. I would just like the City to do what the homeowners want vs. what the developer wants.

Wolf Ranch is different and not like a lot of other master planned areas. With this proposed plan, you are making Wolf Ranch like all the others and accessible to everyone and the roads around here will not withstand the additional cars (double the density and double the cars)!

9) Please keep us apprised of this situation. When will we know that you approved or denied this proposed plan?

Thank you

Make it an awesome day!

Dee

Denise Whitaker

MBA, ABR, ASN, GRI, CNE, MRP, SRES



1155 Kelly Johnson Blvd Ste #206
Colorado Springs, CO 80920

719-332-4659 (Direct)

719-358-8515 (Office)

719-358-8522 (Fax)

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Carleo, Katie

From: Brian O'Leary <brian.oleary8@gmail.com>
Sent: Friday, February 01, 2019 3:58 PM
To: Carleo, Katie
Subject: Wolf Ranch Re-zoning

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Good afternoon Ms. Carleo,

I have been a resident of Wolf Ranch since 2013. My home since 2015 is at the corner of Tutt Blvd and Leon Young Drive, adjacent to Stonehaven Park. Stonehaven was originally planned for 20+ acres, but was substantially reduced to its current size. While I admire Nor-wood for developing a great neighborhood, I believe they are again attempting to reduce park space in order to increase their ROI. I respectfully request that the re-zoning proposal be denied.

Thank you,
Brian O'Leary

Carleo, Katie

From: Ale Luna <alelunaw@gmail.com>
Sent: Friday, February 01, 2019 3:30 PM
To: Carleo, Katie
Subject: Wolf Ranch Development ammendment

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Ms. Carleo,

I'm sending this email to express my disapproval on the proposed amendment that the developers have proposed for Wolf Ranch.

My biggest concern is the change in the designated areas from A to B and from B to C designations. A big concern is the higher density areas proposed across the school in Briargate Parkway. As it is the streets in the already developed neighborhood are atrocious and with the proposed density increase I can not imagine how the streets will fare.

I would hope that all of this is taken into consideration and the proposed amendment be limited to not have a much higher density population in the area.

Thanks in advance for reading my input,

Best regards
Ale Winsor
Wolf Ranch resident

Carleo, Katie

From: Denise Carrero <carrero007@gmail.com>
Sent: Friday, February 01, 2019 2:43 PM
To: Carleo, Katie
Subject: Proposed changes to Wolf Ranch zoning

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To whom it may concern,

I'm a Wolf Ranch Homeowner writing in regards to the proposed zoning changes in Wolf Ranch, specifically the change to high density housing immediately across the street from Legacy Peak Elementary. We bought our home in 2016 with the understanding that the plan was to have a community park in place between the creek and the school. We have three young children (pre k, k and 1st grade all at Legacy Peak) and that was one of the major selling points for us buying a property to the south of Research. I oppose changing the proposed park to high density housing. I believe additional high density housing could be put in near the already proposed high density housing to the west of the new lake at Wolf Lake Drive and Briargate. The master plan always proposed high density housing there and so residents who bought near the area already had that understanding, and it will not negatively impact their property values nor the expectation they had for their immediate surroundings. I also think that the impact of much more traffic due to high density housing immediately adjacent to the school would be a major safety concern for our children who will need to cross the street there in order to access the school.

Please feel free to contact me if you have any questions about my input.

~Denise Carrero
Homeowner
8862 Wolf Lake Dr
Colorado Springs Co 80924
(805) 895-4083

Carleo, Katie

From: Gail Fugate <gfugate617@gmail.com>
Sent: Friday, February 01, 2019 2:03 PM
To: Carleo, Katie
Subject: Wolf Ranch rezoning

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We too agree with Mr. Dennis Windsor's assessment of the proposed rezoning changes in the Wolf Ranch area and are opposed to adding increased townhomes or apartments in the area now zoned commercial.
Lawrence and Gail Fugate
Sent from my iPhone

Carleo, Katie

From: Christine <christine.dirubbo@gmail.com>
Sent: Friday, February 01, 2019 1:31 PM
To: Carleo, Katie
Cc: mikemohr36@gmail.com
Subject: Rezoning wolf ranch

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Hello,

I am writing this in dissent for the rezoning of the wolf ranch area. We moved to this community to have more open space and good home value and the proposed changes are going to reduce the home prices for future sales, fill up the already full schools, and leave significantly less space for the wild animals. It is disheartening to hear these changes and hope there will not be any additional houses built. It will unnecessarily flood the area with more people and ultimately more problems.

Please let me know if you need any additional information. Again, we do NOT support these changes.

Sincerely,

Christine and Mike Mohr

Sent from my iPhone

Carleo, Katie

From: Lisa Rigby <lisbud@gmail.com>
Sent: Friday, February 01, 2019 1:02 PM
To: Carleo, Katie
Subject: Wolf Ranch Master Plan Proposal

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Hi!

I was at the meeting Monday evening, and I must admit, I am very concerned with the addition of houses being put in place of the park right across from Legacy Peak. With the proposed Middle and High Schools going on that property as well in future years, it scares me to think of new, inexperienced drivers using the one road next to a high density area of homes. Has anyone come out to witness the traffic backed up to the entrance of the REC center on poor weather days just to pickup their children from Legacy Peak? Before all the cars have had a chance to pickup their children from LPE, there is already a line backed up onto Research again to pickup students from the home school even with their end times staggered.

Adding a Middle and a High School there is just going to continue to increase traffic and if you add more houses in that area, it will get even more congested very, very quickly.

The open space is nice, it gives the neighborhood and students some breathing room. LPE was only anticipating and preparing for 160 students. This first year they have over 400 students! The school was not built to accommodate as many houses as Wolf Ranch has projected to go up. I understand there will be a new school, and I agree with moving it to a more central location, but LPE has a unique curriculum, which attracts new families. I hope this is taken into consideration, before the city approves these changes.

I do think the higher density housing will be a turn off to many families. The pocket parks are essentially just a place where people let their dogs take care of business and leave it. (Even with multiple trash cans within sight.) I do not allow my children to play in them, because I feel like we are invading someone else's space (being so close to their backyard), and they don't make sense. My children would much rather be running around in a big open space, making up their own games and such than having a couple of parks on a walk.

Thank you for your consideration. I hope the city takes our emails and letters into account when they vote on the changes of the Master Plan. We purchased in this neighborhood, so our children could grow up here with a "neighborhood feel" without being suffocated and having a little bit of open space to appreciate the outdoors.

Wolf Ranch Owner,
Lisa Rigby

Carleo, Katie

From: D V 1 <dfergin@wgu.edu>
Sent: Friday, February 01, 2019 12:11 PM
To: Carleo, Katie
Subject: Wolf Ranch rezoning

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I'm a resident at 5479 Paddington Creek Place in Wolf Ranch. I am voicing my concern regarding the rezoning of the Wolf Ranch community. This will greatly affect the value of our homes, and I'm expressing and hoping that the rezoning will not take place.

Thank you,
David Fergins
719.314.9281

Carleo, Katie

From: Cynthia Fergins <cynthiafergins@gmail.com>
Sent: Friday, February 01, 2019 12:09 PM
To: Carleo, Katie
Subject: Wolf Ranch rezoning

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I'm a resident at 5479 Paddington Creek Place in the Wolf Ranch. I am voicing my concern regarding the rezoning of the Wolf Ranch community. This will greatly affect the value of our homes, and I'm expressing and hoping that the rezoning will not take place.

Thank you,
Cynthia Fergins
719.314.9281

Carleo, Katie

From: Micah Peery <map76@icloud.com>
Sent: Friday, February 01, 2019 11:29 AM
To: Carleo, Katie
Subject: Wolf Ranch Rezoning

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Dear Katie Carleo,

I purchased a home in the Wolf Ranch neighborhood in 2018. Please do not approve apartments or low income, high density housing. This is very upsetting as we purchased here for the beautiful neighborhood, high property values, and peaceful setting. This will increase traffic substantially, increase the likelihood of crime, and lower our property values. These proposed changes will bring no real added value to the neighborhood and surrounding areas. Thank you for your consideration.

Regards,
Micah Peery
map76@icloud.com
CL: (901) 438-6315

Carleo, Katie

From: Shana Derksen <babybugbowtique@hotmail.com>
Sent: Friday, February 01, 2019 11:29 AM
To: Carleo, Katie
Subject: Wolf Ranch Home Owner

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Hello Ms Carleo,

I am a homeowner in Wolf Ranch and would like to express my concern with the re-zoning of Wolf Ranch.

This change is not why we moved to this amazing community. We have an outstanding community that we were hoping would grown in all good ways not for only us but our children. A less dense community is not what we want. We are not ok with the plans to redone this area in ways that were unexpected moving here. We have spent good money to build here and if this happens I will feel as though we were failed. So please use this email to oppose the ideas of townhomes, apartment and all things to bring down the value of our home. I ask that these ideas are reconsidered for all of us that are fighting for this great community to keep growing as promised when we chose to build here and make impact for our family and our future.

Thank you for your time.

Shana Derksen

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Carleo, Katie

From: Jeff Goodrich <jrg1930@gmail.com>
Sent: Friday, February 01, 2019 11:12 AM
To: Carleo, Katie
Cc: jrg1930@gmail.com
Subject: Wolf Ranch

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We have issues with the proposed rezoning of Wolf Ranch. Our concern is the value of our home. Since this our retirement home we can not afford to take a hit to the value of our house. We are to far along in our life to be able to take a loss at this time.

We live at 9679 Tutt Blvd.

Jeff and Mary Goodrich

Carleo, Katie

From: Michael Mohr <mikemohr36@gmail.com>
Sent: Friday, February 01, 2019 11:09 AM
To: Carleo, Katie
Subject: 8407 Caddis Ct

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I oppose rezoning of Wolf Ranch do to drop in property value and overpopulation.

Michael and Christine Mohr

Sent from my iPhone

Carleo, Katie

From: daniel derksen jr <mvp2385@hotmail.com>
Sent: Friday, February 01, 2019 10:56 AM
To: Carleo, Katie
Subject: Wolf ranch re-zone

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I live at 5491 Paddington Creek PL

I oppose the re-zoning of wolf ranch development due to our home values in this community, our concerns as a development will be reflected greatly and would like to express my concern that this re-zone does NOT take place.

Daniel Derksen
719-238-8523

Carleo, Katie

From: Christy Moreland <christine.moreland@gmail.com>
Sent: Friday, February 01, 2019 10:48 AM
To: Carleo, Katie
Subject: Wolf Ranch - Rezoning

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Hello Ms. Carleo -

I am emailing to express my concern with the re-zoning plans for Wolf Ranch.

We purchased our property in Wolf Ranch due to the quality of the neighborhood. Eliminating additional parks and increasing the density will negatively impact the character and value of the neighborhood.

Apartment buildings and entry level housing will bring down my property value. When we spent a large sum on our home, we expected the neighborhood to grow as promised and not for changes to decrease our investment.

These are not acceptable changes and should be reconsidered.

Thank you,
Christy Moreland

Carleo, Katie

From: kopat123 <keith.m.opat@gmail.com>
Sent: Friday, February 01, 2019 10:37 AM
To: Carleo, Katie
Subject: Wolf Ranch Rezoning

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Katie,

I wanted to comment to you as a resident of Wolf Ranch that I oppose the proposed rezoning of our neighborhood that has recently been brought to my attention. I believe it would affect our neighborhood in a negative manner and it would also decrease the value of properties already there. I believe the rezoning is not in the best interests of people who have already chosen to buy and reside in Wolf Ranch based on the proposed future at that time.

Thank you for your time and consideration in this manner.

Sincerely,

Keith Opat

Carleo, Katie

From: Troy Danek <troydanek@gmail.com>
Sent: Friday, February 01, 2019 10:33 AM
To: Carleo, Katie
Subject: Wolf Ranch Master Plan Amendment Question

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Katie,

I am sending you this email in response to a notice I received in the mail regarding the Wolf Ranch Master Plan Amendment. It looks as though comments are due today. I don't have a comment as much as a question regarding the planning area that is proposed to change from Neighborhood Commercial to a residential area at the northeast corner of Powers and Research. It looks like the proposed density is 7.99 to 11.99 DU per acre. Is this representative of townhome development? Is there a chance an apartment development could be constructed here?

I live in the Townes at Wolf Ranch townhomes that are adjacent to this area and am curious if you have any insights on what their intentions are. Thanks!

Carleo, Katie

From: Ryan J <playpianoking@gmail.com>
Sent: Friday, February 01, 2019 10:16 AM
To: Carleo, Katie
Subject: Opposition to proposed Wolf Ranch Rezoning

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Hello Ms. Carleo,

I'm sending a quick Email to oppose the rezoning proposal for the Wolf Ranch neighborhood, largely due to higher density areas, including some across from a proposed school. My wife and I just closed on a new home here December 27, 2018 at 9756 Surrey Run Dr. We are also worried because Powers Blvd traffic is also very congested due to high density builds in the area. When contracting a new home build, we were largely enticed by the current overall Wolf Ranch plan which also included commercial development at the corner of Research and Powers. I'm sure you have many Emails on this subject so I will leave it as we oppose, and will attend future meetings.

Thank you so much for your attention to this matter,
Ryan & Maria Jones

Carleo, Katie

From: Walter Steadman <wfsteadman@gmail.com>
Sent: Friday, February 01, 2019 7:11 AM
To: Carleo, Katie
Subject: Wolf Ranch - Proposed Ammendment questions

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Good morning,

I was present at the Wolf Ranch meeting in regards to the requested planned changes to the Wolf Ranch Master Plan and I felt the meeting went well and only had one question area as it relates to the term low income. I heard via NextDoor that folks who went to talk with Tim after the meeting that there will be low income housing areas within wolf ranch and I wanted to know what was considered low income here in Colorado Springs and or Colorado and also to ask how much Low Income housing is planned for Wolf Ranch based on the proposed plans. During the meeting actual numbers were not clearly defined as to the range of home costs would be should the master plan amendment be approved. Do you have any information on the range of housing costs if this plan is approved as it stands?

Thank you and have a great day

Walter Steadman
Homeowner Wolf Ranch
5528 Cross Creek Dr, Colorado Springs, CO 80924

Carleo, Katie

From: da <danielhuerta4@aol.com>
Sent: Thursday, January 31, 2019 10:54 PM
To: Carleo, Katie
Subject: Concerns and Questions About Amendments and Changes to The Plan

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Hi Katie,

We have lived in Wolf Ranch since 2006. There have been several delays, changes and adjustments along the way. I am concerned about the higher density of housing in the area, because of the increase in traffic that has already occurred with the addition of the school and connection to Black Forest Road. I would love to have the plan explained with pros and cons and as if the developers would actually be raising a family in the neighborhood.

Is it true that the proposed high density areas would be entry level and lower income homes? If so, there are concerns with that plan. As a social worker, I know what that could mean for our neighborhood. In this kind of situation, there is more possibility of crime, issues and transience. Originally, when we purchased in Wolf Ranch, we were told that the homes would be on the higher end and not entry level homes. In fact, we had been told that the homes near the lake would be million dollar homes, which is attractive from an investment and equity perspective. I realize that changed along the way. It seems that the amendments are convenient for quicker sales and larger volume means more money for the developer. I am concerned that the original investors in the neighborhood are being forgotten in the pursuit of further profits. Please help me understand the logic behind pursuing the development of entry level homes for the neighborhood?

I would also love to understand the removal of the commercial land more thoroughly. I have been surprised that no one is willing to develop commercially in that busy corner. I do believe a place like Natural Grocers would be a perfect fit for both the neighborhood and their business. It has not seemed to me that businesses have been thoroughly pursued by the developers. I think there is a lot of potential for that area to find unique storefronts and/or restaurants. If it has been thoroughly pursued and there has been no interest, what is the alternative plan? It was not clear in the new proposed plan.

Also, do you know what is planned for the parks. Will there be anything unique to the parks? Will there be a flowering grove of trees? I have never understood why the neighborhood did not plant a large number of the non-fruiting white crab apple trees. Will there be some kind of themes similar to Cordera's parks? Could one of the parks have paths with traffic lights on the bike paths for kids to have fun practicing responding to the traffic lights. I know what I am bringing up may be trivial, but these details can set a neighborhood far apart from others and help with the overall values of the homes in the neighborhoods.

Lastly, is there any way to hydro-seed wildflowers in the field at the natural entrance that is being watered at the south side of the powers and research intersection? It would be a low cost unique upgrade to a watered field that is currently full of weeds that periodically get mowed. It could add some feeling of privacy to the people along powers and one-of-a kind beauty and uniqueness to the neighborhood entrance.

Thanks for your time and for reading these comments. I look forward to your responses and more clarification of the proposed amendments and plans.

Daniel and Heather Huerta

Carleo, Katie

From: Jennifer Peery <mjp1997@gmail.com>
Sent: Thursday, January 31, 2019 10:51 PM
To: Carleo, Katie
Subject: Wolf Ranch

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Hello Katie,

I'm a homeowner in Wolf Ranch. Please do not approve apartments or low income, high density housing. This is very upsetting as we purchased here for the beautiful neighborhood. This will increase traffic substantially, increase the likelihood of crime, and lower our property values. Thank you for your consideration.

Sincerely,

Jennifer Peery
5737 Cross Creek Drive
Colorado Springs, CO 80924
(901) 438-6311
mjp1997@gmail.com

Carleo, Katie

From: Rebecca Bayless <rebayless@gmail.com>
Sent: Thursday, January 31, 2019 10:39 PM
To: Carleo, Katie
Subject: Re-zoning in Wolf Ranch

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I am a current Wolf Ranch resident and live close to the proposed changes. When we initially built our house in 2015, we were told we were building right next to one acre lots that would only increase our value. That promise was not kept and was changed to higher density housing. It is a shame that the builders can promise you one thing, have you build your house, and then make such significant changes. Now entry-level homes in our supposed up-scale neighborhood? What about the other Rec Center we've been promised? I would like to voice our strong objection to the proposed changes to the master plan of Wolf Ranch.

Bring back the parks! Please protect my property value.

Regards,
Rebecca Bayless

Carleo, Katie

From: Judy K Gmail <jubokilgore@gmail.com>
Sent: Thursday, January 31, 2019 10:37 PM
To: Carleo, Katie
Subject: Wolf Ranch Master Plan Amendment Comments/Concerns

Importance: High

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Katie, thank you for holding the meeting on Monday evening, January 28, 2019 at Legacy Peak Elementary School regarding the Amendment to the Wolf Ranch Master Plan. Considering there was a change in the start time, we were surprised so many people did come to the meeting on time. Too bad Wolf Ranch was not prepared for all the people that were there and we were very surprised there was no microphone available to better hear the speaker.

We have three (3) primary concerns re: the amendment to the Wolf Ranch Master Plan:

1. The Wolf Ranch community should blend gradually with what exists east of Black Forest Road and north of Old Ranch Road. They should not be allowed to build city density up to the perimeter and then separate them by a wall. There should be a buffer of a minimum of one (1) acre lots between the lower density homes on Black Forest and Old Ranch Roads. There would be less of a need to have a wall built to hide Wolf Ranch from already existing homes if there was this type of buffer.
2. If a wall were to be built, there is a lot of concern of how it will affect traffic noise deflection year round and snow drifts and build up during the winter months. A wall appears to be unfriendly when it is between neighborhoods. Highland Park, which does not have any walls or fences feels much friendlier to drive thru than the Forest Meadows neighborhood just to the south of Highland Park. And good luck trying to drive in a 2-wheel drive vehicle on Cowpoke between Black Forest Road and Vollmer Road after a good snowstorm. The snow drifts in the roads are difficult to negotiate.
3. One comment we would like to make re: having a school on a major thoroughfare like it is planned up on Briargate Parkway...have you driven by Legacy Peak Elementary when students are being dropped off or picked up by the parents? Cars are backed up in both directions from the schools that are on this property. The same will occur if a school is built on Briargate Parkway. It is a dangerous situation even with a traffic light.

Please add our concerns to the list of other comments re: the Wolf Ranch Master Plan Amendment. This appears to be a bad "**Bait & Switch**" scenario to not only Black Forest residents but also the owners that have homes within the Wolf Ranch development. **Please do not let this happen.**

Regards,

- Judy & Bob Kilgore
P.O. Box 88239
Colorado Springs, CO 80908
jubokilgore@gmail.com

Carleo, Katie

From: slhardin85@gmail.com
Sent: Thursday, January 31, 2019 10:10 PM
To: Carleo, Katie
Subject: Wolf Ranch 2019 Master Plan Rezoning Proposal

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This is concerning the Wolf Ranch Master Plan Rezoning Proposal (CPC MP 05-00080-A7)

We are disturbed about the overall housing density changes and the loss of neighborhood parks and open space areas if this plan is approved.

When we purchased our retirement home in 2013 we were informed of the overall master plan for Wolf Ranch and made our decision based on that plan. We are now very worried what the potential consequences will be for us and our property value going forward.

We understand the high density area proposed next to Legacy Peak Elementary School would have entry level homes for people with lower incomes (#14 on the 2019 plan). With entry level homes coming in we are concerned that the value of our property will decrease and unfortunately crime will increase throughout Wolf Ranch.

We are against any change to the community park planned next to Legacy Peak Elementary School. When the new Middle and High Schools are built on the site east of Legacy Peak, a community park will be beneficial to the schools and all the residents of Wolf Ranch. All our children need adequate parks with enough room to enjoy the outdoors without housing areas encroaching on them.

The opening of Research Parkway to Black Forest Road has already created a major traffic safety problem. There are countless heavy construction vehicles using Research Parkway as a thoroughfare between Black Forest Road and Powers Boulevard. With the addition of a high density housing area adjacent to the school zone it will add more congestion to an already dangerous situation for our children.

We feel strongly that Wolf Ranch should be labelled "NOT A DESIGNATED TRUCK ROUTE" by the city. As everyone knows the roads in Colorado Springs are awful, and the neighborhood streets are already showing the wear and tear from only six months of extremely heavy construction traffic NOT associated with building in Wolf Ranch.

Although the proposed plan has five pocket parks north of Research Parkway, they in no way compensate for taking away community and neighborhood parks. The existing pocket parks in Wolf Ranch are used primarily by irresponsible dog owners as their personal dog potties! They are too small for children to play, kick a soccer ball or throw a baseball without bothering the adjacent properties or running into the street.

Our neighbors to the north on Old Ranch Road will be impacted by the removal of the green spaces and neighborhood park planned and presented to their community as recently as 2016. The residents east of Black Forest Road are also affected by this rezoning proposal if higher density housing is built along the eastern boundary of Wolf Ranch. Why does Nor'wood Development need to spoil the peace and tranquility of our neighbors to the north and east?

This rezoning change will certainly increase the housing density and we believe the developer is being misleading about it.

We respectfully ask that we be included on all notifications concerning this proposal and any public meetings we can attend.

Scott & Linda Hardin
8802 Stony Creek Drive
Colorado Springs, CO 80924
Slhardin85@gmail.com

Carleo, Katie

From: Greg Day <gregday529@gmail.com>
Sent: Thursday, January 31, 2019 9:52 PM
To: Carleo, Katie
Subject: A Letter in Opposition to the proposed amendment changes to the Wolf Ranch Master Plan

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I write today as a concerned resident who is not in favor of the current proposal as put forth by Nor'wood as the newest amendment to the master plan in wolf ranch. These changes I do not believe are in the best interest of the community, they are short sighted in their long term plan and feel as though a company is going back on their previous plans/promises to residents in order to maximize profits in a rapidly expanding Colorado Springs Housing Market.

Specifically

1. The transition of the Research and Powers commercial real estate site to high density housing will hurt the neighborhood. They continue to state that they cannot get a gas station or grocery store in this location - not surprising given the surrounding resources. There should however, be an opportunity to find other retail to put in this location which would still fit with the cities overall master plan regarding increasing walkability of residential areas and providing some amenities to these large portions of residential
2. The addition of high density apartment / townhomes across from the two schools were not a part of the last version of the master plan and would hurt home values for current home owners by increasing the rental market in the area significantly.
3. No matter what Nor'wood states, this does represent an overall increase in the density of proposed residential. While there may be an overall reduction in the number of roofs since the original master plan, the home density increases on the east side of the ravine are increasing, lot size is smaller and this represents a significant change not promised to residents when the last master plan was approved. This opinion of changed density is also supported by the commentary and assessment by the independent company who did the traffic analysis for this current amendment.

I strongly oppose this plan and will continue to work to generate continues community awareness and opposition to this plan. At the first meeting there was a gym full of people and not one person stood up in support of the plan. It is a bad idea and does not have the best interest of the home owners of wolf ranch in mind. If these plans go through, I will be quickly looking to relocate my family to a development that better supports its residents.

Greg Day
HomeOwner
Rowdy Drive.

Carleo, Katie

From: pjburnettfam@aol.com
Sent: Thursday, January 31, 2019 9:44 PM
To: Carleo, Katie
Cc: pjburnettfam@aol.com
Subject: Comments on Wolf Ranch Master Plan Amendment (File Number: CPC MP 05-00080-A7MJ19)

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To: Katie Carleo (kcarleo@springsgov.com)

Subject: Comments on Wolf Ranch Master Plan Amendment (File Number: CPC MP 05-00080-A7MJ19)

We submit the following comments per your instructions during the January 28, 2019 Neighborhood Meeting and the Planning & Development Land Use Review Division letter (undated) on the subject Wolf Ranch Master Plan Amendment Development Proposal.

First, thank you for holding the Neighborhood Meeting on January 28, 2019. As Wolf Ranch (WR) homeowners, we attended the meeting and reviewed the information found on your referenced database. And, after careful consideration we **STRONGLY OPPOSE** the Wolf Ranch Master Plan Amendment as currently proposed. Our position is based upon the following comments:

- The overall DU/Acre increase or housing density. The density number changes proposed do not make sense. Numbers presented indicated the new plan would change WR from 7700 planned units to 7400. However, details were not discussed to clarify or further explain. Additionally, Tim Seibert repeated several times the intent was to have the undeveloped portion of WR "mirror" the already completed portion. His maps, numbers and discussion (and posted package) failed to prove this statement. As discussed during the meeting, his explanation of the numbers was unclear, confusing and not believable. Our concern is not about the total number of houses in WR but instead is about the fact that the housing density in the remaining areas to be developed is going to go up as well as the concerns about the placement of the more densely developed areas. Such as the densely populated areas directly across from the Elementary school. These changes will significantly change the character of the WR community we all bought into. This needs to be further discussed and resolved.
- The placement of what appears to be apartment buildings (or lower income housing---the question was never answered) directly across from the elementary school. We are opposed to any apartment complexes being built in WR, especially next to an elementary school, because it will significantly change the character of the community. We deliberately chose to invest and build in the WR community based upon what it offered as a planned community. To significantly change the character of that community by adding apartments next to an elementary school at this late stage of development is a betrayal and broken promise to all of

us who have already purchased here. Additionally, entry-level homes for lower income would significantly change the character of the neighborhood and for those who have already bought into a “different” planned WR development. Property values for existing homes will be impacted. Since the majority of the WR community has yet to be built, these proposed changes will define the community—regardless of what has happened before.

- As discussed in the neighborhood meeting Norwood needs to follow through with their previous obligations and promises. Their minor changes and failures to comply by themselves appear small, but when taken in totality their effects are significant. Consider the following, residents who reside in the areas to the north and east of WR were presented a plan that showed they would not be sitting across from a densely populated development but would instead have a gradual transition to the Wolf Ranch development, thus giving them a bit of breathing room. Additionally, residents in the Remington neighborhood within WR were shown previously approved plans and made promises that have yet to be fulfilled.
- What appears to be a reduction of green areas--especially a difference regarding planned open spaces and Community Parks. These appear to be significant changes and clearly need to be discussed further prior to making any decisions.
- Not opposed to the proposal eliminating commercial property near Research and Powers in favor of more townhouses—this appears to be the best course of action. However, the townhouses as proposed should be of the same quality as existing WR units. Additionally, a WR entrance on the north side of Research should be constructed to match the aesthetics/functionality of the existing WR entrance on south side of Research to include sidewalks, landscaping, signage, etc.
- The proposed Amendment affects all WR residents. The initial discussions on our Nextdoor social network indicated the meeting notice did not go to all WR residents/members and portrayed the neighborhood meeting as a minor discussion. Did the neighborhood meeting notice go to all WR members? If not, it should have. Especially since the Nextdoor app is an “unofficial” social site and not all WR residents are included.

Bottom Line: We bought into an approved plan and “vision” for WR. We subsequently made the largest investment of our life and purchased a house in this WR neighborhood. We are now concerned what the potential ramifications will be to our neighborhood, our investment, and us as we may suffer the consequences of negative changes to the character of our community. As homeowners, it now appears after we all bought into a plan/vision for WR the developer is doing a “bait and switch” for his gain... at our expense. The housing price we incurred for this community vision was a value we all independently assessed as worth the expense...to now change the vision in this way negatively affects our value assessment and breaks a promise. The City of Colorado Springs review process and leadership team should not let developers take advantage of citizens with a “bait and switch” plan like this. If we had known about this proposed amendment, we would not have chosen the WR community as a place to build a house and make a home.

As you mentioned during the neighborhood meeting, we look forward to next round of open discussions.

Respectfully,

Paul & Beth Burnett
5666 Cisco Drive
Colorado Springs CO 80924

Carleo, Katie

From: Veronica Warren <roniwarren@icloud.com>
Sent: Thursday, January 31, 2019 9:41 PM
To: Carleo, Katie
Subject: Proposal change

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I am writing to add our family's names to the list of desenting voices to the major proposal change by the developer to build increase housing density in the Wolf Ranch development. We are concerned that this proposed change will decrease property values and negatively alter the character of the neighborhood.

Raymond and Veronica Warren
9115 Jasper Falls Pl.

Carleo, Katie

From: Schelau McGuire <schelarian@msn.com>
Sent: Thursday, January 31, 2019 9:23 PM
To: Carleo, Katie
Subject: Wolf Ranch Rezoning proposed changes

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Dear Ms. Carleo,

I am writing regarding the proposed changes to the the Wolf Ranch undeveloped land. My husband and I have been residents in Wolf Ranch since 2015. We are opposed to the rezoning of the undeveloped land into more housing. I understand that Colorado Springs has been having a very difficult time keeping up with demand for housing. I also understand that there are many families who are suffering from the high cost of housing. One of the ways to address that is to add more homes. However, the City over the past few years has been rezoning properties in undesirable ways. From the outside, it appears that anytime a developer comes in to rezone and make high density housing, they are given carte blanche. It doesn't seem the City is considering the impact on traffic and roads, schooling, or even the will of the people who live in the communities that are impacted. Please listen to residents in the Wolf Ranch community that are opposed to the changes. I may not be as articulate as others who've written you, but I do want you to know that yet another family in Wolf Ranch do not want to see more properties rezoned for the benefit of developers.

Respectfully,

Schelau and John McGuire

Carleo, Katie

From: MICHAEL HUNTINGFORD <mhuntingford@comcast.net>
Sent: Thursday, January 31, 2019 8:58 PM
To: Carleo, Katie
Subject: Wolf Ranch Rezoning Proposal

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Good Evening,

We would like to take this time to register my concerns and opposition to the proposed zoning changes to the development of the Wolf Ranch community from the 2016 original plan.

We reside at 9843 Awaken Drive, Colorado Springs, CO 80924

The proposal of reduction of green zone/open spaces, the addition of high density areas (apartments, townhomes, etc) where formerly they were either zoned for single family dwellings or open spaces is a great concern too many in the community.

Fears of increased traffic (both foot and vehicular) create congestion and noise. High density living areas will have a negative effect on property values. There is also the perceived concern of increase of crime in the area.

Like many others, we decided to have our home built here in Wolf Ranch understanding the development plan and how the area was to be zoned.

We oppose the proposed changes to zoning for the negative impacts as indicated above.

Thank you,

Mike & Madonna Huntingford

Carleo, Katie

From: CoreyandKatie Holm <coreyandkt@gmail.com>
Sent: Thursday, January 31, 2019 8:40 PM
To: Carleo, Katie
Subject: Wolf Ranch rezoning

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> To whom it may concern~

>

> I am writing to you today to respond to the growing issues within my community, Wolf Ranch. Are you a resident? Or is anyone who made these design changes a resident of this wonderful community? Within my profession, all too often policy and procedural changes that affect my day-to-day procedures are made by people who are not involved in the day-to-day issues. They have an office far away from the daily happenings, and actual reality. So I do appreciate that you state that Wolf Ranch's input does make a difference in your decision making, and I hope it truly does. I have lived in Wolf Ranch for about 2 years. But being a native of Colorado Springs I can offer a unique perspective of this city that I love.

>

> I was born here almost 36 years ago and have seen first hand the enormous growth this city has faced over the years, especially the last 10 years. When Wolf Ranch first became a neighborhood, it was the place to be. Fancy, great homes, great location, and lots of potential. It still has all of that, until you change the master plan. I feel as though General Palmer would roll over in his grave with these new changes that are being proposed. We have become a top city in the country to live in and it has nothing to do with how many families you can squeeze into the smallest areas possible. We are a top living destination because of our outdoors, our open city concept, wide roads with lots of trees, easy access to parks and open space as well as our abundant wildlife that we live with. After all, they were here first.

>

> Having a high density plan completely takes away from what Colorado Springs is, what we want to be, and I'm pretty sure what the original concept for what Wolf Ranch wanted to be. We need as much open space for all to enjoy, as much parks and trails as possible. It can't be all about money and how many families we can squeeze in to our beautiful community. If this plan were to be approved, what sets us apart from any other neighborhood in the city? Let others build apartments and condos and townhomes. We need big home lots and less people. More people can't be the only goal for a community. We all want an amazing city to live in and it starts with amazing people having a sense of pride and love for their individual neighborhoods and then taking that out to the greater community and improving the quality of life for all those around them. There will be no shortage of people moving to our city in the coming years and I know I speak for all of Wolf Ranch when I say we want to attract the right kind of people to our community. HUD homes, apartments, townhomes, or whatever high density zoning looks like does no one in Wolf Ranch a favor. Money be damned, that's not what Colorado Springs is about.

>

> This world is spinning so fast and it's going in the wrong direction. So much is wrong with this world and I personally want to be a part of something good; someone that wants better for their own family as well as all the families around them. I would love nothing more than for Wolf Ranch to be that something. Take a stand, be a light, be someplace that people can believe in, that they can get behind and support with their whole being. Wolf Ranch needs to be a rock in this ever changing city, a city that is changing faster than any one could predict. And in another 10 years when the city is bigger than Denver, we want Wolf Ranch to be known as that place that stands for family, for community, that's willing to stand up for the little guy and not be just another place about the numbers; about the money or how many families can be squeezed in. We need more people who care about quality not just quantity. I certainly hope that you and all

the planners want quality of life for not just Wolf Ranch, but all of Colorado Springs. That IS why you all live here with us, isn't it?

>

> As to the commercial space next to Power Blvd., there is no interest? Every free space in this corner of town is being developed and your little corner has no takers? I find that so hard to believe. How is prime land less than a mile away from what is projected to be the center of town by 2020 have no interest? That sounds like a marketing issue on Norwood's behalf and has nothing to do with Wolf Ranch. I'm sure if they gave it a little longer there will be company's calling.

>

> So in short, please keep the future home lots as big as possible and as low density as possible, and leave a much open space for parks and trails as possible. Don't think about all the people moving here, think of all the pronghorns that are forced to move out. This city doesn't need another apartment complex it needs a community, it needs a place to make interactions personal with good neighbors, friends, and family, it needs love. Please don't be part of the problem of overpopulation, be a part of the solution. We truly can't do this without you. Will you be our good neighbor?

>

> Thank you for your time,

>

> Corey Holm

> Wolf Ranch home owner/ Colorado Springs lover for life

Carleo, Katie

From: jtsjunkbox <jtsjunkbox@comcast.net>
Sent: Thursday, January 31, 2019 8:29 PM
To: Carleo, Katie
Subject: development plans

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Hi Katie. I saw the following on Facebook.

"This Monday evening (Jan 28) there will be an important meeting for citizens to attend regarding a major amendment to the Wolf Ranch Master Plan. These changes - to number of houses, parks, and open space and commercial areas - affect land that is adjacent to the south of Old Ranch Road and is west of Black Forest Road north of the acres currently graded north of Research Parkway, and also goes across Research Parkway west of the Elementary School where the meeting will be held. What happens with this amendment is important to Old Ranch Road and to users of Black Forest Road. Please see below: DEVELOPMENT PROPOSAL Wolf Ranch Master Plan Amendment NE of Briargate Pkwy and Wolfe Lake Drive Colorado Springs, CO 80924 NEIGHBORHOOD MEETING: Monday, January 28, 2019, from 6:30 – 7:30 PM at Legacy Peak Elementary School 8701 Wolf Valley Drive Colorado Springs, CO 80924 PROJECT DESCRIPTION • Major amendment to the Wolf Ranch Master Plan • Area of change focus in the north and easterly portion of the plan • Proposed changes to land uses and some park and open space ADDITIONAL INFORMATION FOR THIS PROJECT Additional information, including the application and plans, can be found on our database located at www.coloradosprings.gov/LDRS. Use the file number CPC MP 05-00080-A7MJ19 to search for this project. You can also review the application and plans in our office at 30 S. Nevada, Suite 105, Colorado Springs, CO 80903. We are open Monday-Friday from 8am to 5pm. If you have any questions, please contact the planner Katie Carleo kcarleo@springsgov.com (719) 385-5060. WE NEED YOUR COMMENTS BY February 1, 2019. Please submit your comments in written format, either by email or mail. After a decision has been made regarding this project, any person may appeal that decision. PLANNING & DEVELOPMENT LAND USE REVIEW DIVISION 30 S. Nevada, Suite 603 PO BOX 1575 MC 155 Colorado Springs, CO 80901-1575"

I tried to go to the gov/LDRS site and use the file number above, but couldn't find any info. Can you tell me how to see the plans on-line? Thanks, John Neal

Carleo, Katie

From: John Williams <john.p.williams7@gmail.com>
Sent: Thursday, January 31, 2019 7:27 PM
To: Carleo, Katie
Subject: Woof Ranch ReZoning

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Good evening,

I would like to express my disappointment in the developer deciding to try and rezone the north and east sides of wolf ranch to high density homes. I do not feel as though they are being honest with the current home owners of wolf ranch. They are not using sound analysis and during a meeting with a neighbor they said they really didn't know the exact number of homes that these Denver zones would create. That means that they are not considering the ramifications of their actions when it comes to schools. How is adding homes than originally planned going to affect already over crowded schools in D20. Also, changing plans when current home owners bought their homes being told that wolf ranch would be single family dwellings is deceitful and wrong. man might not have bought homes where they did if they had known dense housing was being planned. Overall I think this should be denied based solely on the lack of analysis, thought and planning by Norwood. It truly shows how unprepared they are. Thank you and have a great day.

Sincerely,

John Williams

Carleo, Katie

From: Ray Schindler <rayschindler@gmail.com>
Sent: Thursday, January 31, 2019 7:26 PM
To: Carleo, Katie
Subject: Wolf Ranch Master Plan Changes

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Katie,

We do not support the proposed changes to the master plan. As I understand it, the plan will increase density to the development and shrink open space and/or parks. With increased density or more people, wouldn't it make sense to increase open space and parks space and not take it away? Most people accept smaller lots in exchange for common areas. If these are fewer and smaller, it's going to get too crowded.

It seems that every time a change is proposed, it's to add more lots/density and shift around parks. If the pattern continues, it's easy to see where we are headed. Let's stick to the plan for once and not take away what current owners bought into.

Sincerely,
Ray Schindler

Carleo, Katie

From: Tera Hartley <tlw72001@yahoo.com>
Sent: Thursday, January 31, 2019 7:22 PM
To: Carleo, Katie
Subject: Concerns about Wolf Ranch proposed master plan changes

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Dear Ms. Carleo,

My name is Tera Hartley and I am writing you about the concerns I have related to the proposed changes to the Wolf Ranch Master Plan. I live in the Remington portion, south of Research and off Cowpoke Road. In the current state of the proposal, I refuse to support it.

This new plan does not address the issues that we have with being physically separated from the rest of Wolf Ranch. Our section has a letter from the developer who said that we cannot get access to the main part of Wolf Ranch (through bridge, trail, sidewalk, anything) due to concerns from the school that there would be too many access points to school property.

I find it suspicious and convenient, that when it would cost the developer money to make Wolf Ranch more of a community with a better trail system, they are claiming there are security concerns from the School District. Yet, when the developer can make more money by developing a piece of land that was promised to all of us who currently live here in Wolf Ranch as being designated Open Space, suddenly there are zero security concerns about considerably more people with even closer access. How are these alleged security concerns so flexible?

The developer literally sold us on buying into this community with that area south of Research and North of the Ravine being schools and Open Space. It is unacceptable to break that contract with us. Until they develop a plan that honors the spirit of the original school and open space concept south of Research, I will do everything I can to oppose this plan.

In future development proposals, the developer needs to find a way to unite Wolf Ranch with the Remington portion and create a true planned community that includes all parts of the community. That includes giving the Remington section physical access (without requiring the use of a car or using dangerous busy roads that don't have sidewalks) to reach the parks and open spaces that they propose.

Thank you very much for your time,

Tera Hartley

Carleo, Katie

From: Ja Be <james.betoni@yahoo.com>
Sent: Thursday, January 31, 2019 7:12 PM
To: Carleo, Katie
Subject: Wolf Ranch rezoning

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Ms Carleo - I am a homeowner in Wolf Ranch and I was told you are receiving input on the rezoning proposal in Wolf Ranch. I have owned a home in Wolf Ranch for 10 years and have become increasingly frustrated with the developer's numerous undelivered promises, as has nearly every neighbor I have discussed this with. I am against this rezoning, and there is a widespread opposition to the proposed rezoning. Increased density brings more people, more traffic, lower home values, and goes against the vision of Wolf Ranch that we were all promised by the developer when we purchased home. Thank you. James

Carleo, Katie

From: Abby Rogers <abbyrogers2011@gmail.com>
Sent: Thursday, January 31, 2019 7:03 PM
To: Carleo, Katie
Subject: Wolf Ranch New Master Plan

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Dear Ms. Carleo,

I hope this email finds you well. I am writing in regards to the Wolf Ranch new master plan. It was said that the planned park area next to the new Legacy Peak School has been changed. The plan now is to build high density entry level homes. I disagree with this plan. These entry level homes will devalue our expensive home. When we built our home in Selkirk Place, we were told that there would be an acre homes across the street from us but that changed. They are now building patio homes and now these entry level homes are being planned to be built. These homes will bring the value of our house down. They will also attract lower income families which will cause crimes around our neighborhood. We chose Wolf Ranch because we knew that this neighborhood will not have lower income families. We expected Wolf Ranch to have higher standards. Traffic will also be heavy if these entry level homes are built. Traffic is already bad at the school area before and after school. Please re-consider and do not build entry level homes next to Legacy Peak School.

Thank you,
Abby Rogers
Selkirk Pl.

Carleo, Katie

From: Heather Seminelli <hseminelli@gmail.com>
Sent: Thursday, January 31, 2019 6:55 PM
To: Carleo, Katie
Subject: Wolf Ranch Proposed Changes

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Dear Ms. Carleo,

I am writing you about the concerns I have related to the proposed changes to the Wolf Ranch Master Plan. I live in the Remington portion, south of Research and off Cowpoke Road. In the current state of the proposal, I cannot support the plan.

This new plan does not address the issues that we have with being physically separated from the rest of Wolf Ranch. Our section has a letter from the developer who said that we cannot get access to the main part of Wolf Ranch (through bridge, trail, sidewalk, anything) due to concerns from the school that there would be too many access points to school property.

I find it disturbing that when it would cost the developer money to make Wolf Ranch more of a community with a better trail system, they are claiming there are security concerns from the School District. Yet, when the developer can make money by developing a tract of land that was sold to all of us who currently live and own homes in Wolf Ranch as being designated Open Space, suddenly there are no security concerns about having way more people with much closer access.

Part of the amazing environment that is created at Legacy Peak is from being surrounded by wide open spaces. There is literally room for children to grow and be inspired. I moved here from New York, and chose Wolf Ranch and particularly living with in the limits of Legacy Peak because I didn't want my daughter growing up in high density housing and never getting to see a skyline. It makes me sick to think that the Peak in Legacy Peak could turn into the peak of the roof of high density housing.

The developer literally sold us on buying into this community with that area south of Research and North of the Ravine being schools and Open Space. It is unacceptable to break that contract with us. Until they develop a plan that honors the spirit of the original school and open space concept south of Research, I will do everything I can to oppose this plan.

In addition, the developer should have to come up with a way to unite Wolf Ranch with the Remington portion and create a true planned community that includes *all* parts of the community. That includes giving us physical access (without requiring the use of a car or using dangerous busy roads that don't have sidewalks) to reach the parks and open spaces that they propose.

Thank your for your time,
Heather Seminelli

Carleo, Katie

From: Marnie Blackwood <mblackwood71@gmail.com>
Sent: Thursday, January 31, 2019 6:53 PM
To: Carleo, Katie
Subject: Wolf Ranch Rezoning Proposal

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Hello -

I am writing to inform you that I am opposed to the rezoning proposal for Wolf Ranch. Specifically any portion that involves higher density and lower income housing. I purchased in Wolf Ranch on the basis that there would eventually be a retail center and lower density areas as they expand north of Briargate Pkwy. I was actually looking forward to the larger lots, higher priced homes and was thinking we might upgrade when they got to that point. As for the retail center it seems that they have no trouble filling retail spaces these days in this area. The grocery stores we have nearby (King Soopers) are overcrowded with all the residential expansion that has occurred and the number of stores has not changed since I moved here in 2010.

I feel that the higher density and lower income housing would have a negative effect on our home values.

As for the changes related to the park, I don't have any objections to moving the location of the park necessarily as long as it does not result in more homes being built and impacting home values in any way. I realize the park is probably pretty far off and this could change again before something is actually built.

Thanks for considering my views on this proposal and looking forward to hearing the outcome.

Marnie Blackwood
Wolf Ranch Resident

Sent from my iPhone

Carleo, Katie

From: LIZ <smvliz@aol.com>
Sent: Thursday, January 31, 2019 5:57 PM
To: Carleo, Katie
Subject: WOLF RANCH MASTER PLAN AMENDMENT

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KATIE CARLEO: WHAT IS THE POINT

What's the point of trying. Black Forest gets denied each time. We have to pay attorney fees just to fight for our say. In fact, now the builders add insult to injury and propose MORE DENSITY. Many, Many have been here a LONG time and many more new families seek the rural life that Black Forest offers yet only the dense neighborhoods being built are upheld for families. There are families that prefer the proximity of neighbors and families that "prefer the rural countryside", yet we keep being denied and invaded.

Our considerations are always voted out. Previous responses by Colorado Springs give us no hope.

Best,

Sharon & George Vaughan

Carleo, Katie

From: Dan Cristescu <ocluzie@yahoo.com>
Sent: Thursday, January 31, 2019 5:47 PM
To: Carleo, Katie
Subject: Wolf Ranch rezoning request

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Hi Ms Corleo,

Thank you for listening to our opinion about the rezoning request submitted by the Wolf Ranch (WR) developer.

We strongly oppose the rezoning for the following reasons:

1. The developer has been constantly untruthful. This WR rezoning will increase density of WR by about 40%. The developer said it will decrease the number of units through data manipulation, which is dishonest. They promised us one Plan when we bought the house, now he is removing parks, grocery store, 1 acre lots and building townhouses and apartment complexes all around us. This not the first rezoning of WR nor the last, and all of them resulted in higher density.

The direct result of the WR rezoning will be 40% increase in population density which will cause traffic increase, declining home values, crime rates will increase.

2. He is removing the park next to Legacy Peak and rezoning for high density. The park is not moved anywhere, "consolidating" along the creek is another lie.

3. Building an apartment complex next to the school will result in chronic underfunding of the school since people who rent do not pay property tax, and deprive the school of necessary funding.

All these changes should have been proposed from the beginning of the WR development, nothing dramatic has changed since than. The only reason for this rezoning is to increase profits, to the detriment of the people already living here. It's called "bait and switch" , and it's a dishonest practice from the developer.

So a clear NO to the rezoning from us.

Thank you for your time and interest.

Sincerely,

Dan and Ramona Cristescu

WR neighbors

Sent from my iPhone

Carleo, Katie

From: VinuJaya Home <vjayadeva@gmail.com>
Sent: Thursday, January 31, 2019 4:48 PM
To: Carleo, Katie
Subject: Wolf ranch resident "oppose the new rezoning"

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Hello,

My name is Jayadeva Venkatesh, resident of Wolf ranch 6106 Rowdy Dr, Colorado Springs, CO 80924; I oppose the revised plan "proposed rezoning of Wolf Ranch"; when we moved into this community major take away was open space, lots of path for walking, running and lots of green space; With new proposal we feel that we been deceived and cheated; Secondly, with density of home proposed so high that existing home prices will come down, lastly congestion in this wolf ranch is going to increase to unprecedented level and unlivable here. I again strongly oppose this new proposal.

Thanks
Jayadeva

Carleo, Katie

From: Frank Coleman <Cedar1861@hotmail.com>
Sent: Thursday, January 31, 2019 4:18 PM
To: Carleo, Katie; Perry, Constance
Subject: Wolf Creek Master Plan Changes

Importance: High

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Catherine Carleo, Principal Planner for COS
Connie Perry, Landscape Architect for COS Parks and Recreation

Dear Catherine and Connie,

I recently attended the Home Owners Meeting for Wolf Ranch on Jan 28, 2019 on changes to the Master Plan for Wolf Ranch.

My concern is the changes to the land usage next to Legacy Peak Elementary school, from a park lands to a high density housing development (Town houses similar to the units at Powers and Regency Parkway). I do not agree with the land usage changes and would leave the park in place as listed on the current Master Plan.

Reasons for not changing the land next to Legacy Peak School are the following:

- There would be an increase of traffic on the road entering the school campus.
- When the Middle School and High School are built in the future, there will also be an increase in traffic, with many inexperienced drivers in high school.
- If the the high density develop is allowed, the current roads will not be able to handle the traffic of all three schools and a high density housing development.
- This is a safety concern with over 3,000 students on the school campus.
- The students identify with the schools as a safe zone and with a park next to the school, the students would also identify it as a safe zone. If a high density development is located next the school, this would not be a safe zone.
- By building a park next to the school, with soccer, softball, baseball, tennis, pickle ball, basketball and lacrosse fields, the students would be able to walk safely to the park for after school activities.
- The schools would have a park to hold activities, such as end of the school year picnics and activities, that both the parents and students would be able to attend.
- With the plan for three schools on the campus, the park would provide additional parking for concert and sporting events for the public. This would help prevent overflow parking on Regecy Parkway, which would cause a traffic issue, plus compromise the safety of students and parents.
- High density housing next to the schools, create a different mix of residents and a major increase of rental units, which is a safety concern for the students.

- The development was sold to the current property owners as having parks for the residents families to enjoy and provide a safe zone for the children. We were not sold on a high density development next to the school.

Please keep the current Master plan with the park next to the school campus, as Wolf Ranch HOA needs the park for residents/students to enjoy outdoor activities year round. Plus the view from the school/park of Pikes Peak is outstanding and would be enjoyed by all.

Sincerely,
Frank, Connie and Jordana Coleman
8883 Stony Creek Drive
COS, CO 80924
847-641-1948

Carleo, Katie

From: Babu Herunde <babuhp@yahoo.com>
Sent: Thursday, January 31, 2019 4:09 PM
To: Carleo, Katie
Subject: Wolf Ranch Rezoning Proposal

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Hi Katie,

My name is Babu Herunde Prakash and I am a home owner in Wolfranch community for about 4 years. Unfortunately I was not able to attend the meeting on the rezoning proposal but have gone through the proposal in detail.

I am writing to indicate my opposition to the proposed re-zoning. We bought our home looking at the master plan and the number of homes that will be part of the community when it is fully completed. Rezoning seems to change that and allows for more density homes to be build in the neighbor. We feel that as is there is lot of traffic in the neighborhood and the proposed rezoning will make it worse. Please don't make this change.

Thanks and best regards,
Babu

Carleo, Katie

From: matthew veits <mveits_@hotmail.com>
Sent: Thursday, January 31, 2019 4:07 PM
To: Carleo, Katie
Subject: Proposed Rezoning at Wolf Ranch

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Good afternoon Katie,

I'm reaching out because I'm concerned about the above listed proposed change. My concern is based on the fact that the master plan has changed no fewer than 7 times and we lose more land dedicated toward parks with each change. I presented to the city council on 8/26/14 in opposition of the proposed change. The specific issue at that time was to relocate the park from wolf ranch to the current school site. You probably don't have time to review old video archived presentations but I presented at 3:21 minutes into the meeting.

Sincerely,

Matt Veits

Carleo, Katie

From: Sheri Greiner <sheri@blessedmuch.com>
Sent: Thursday, January 31, 2019 3:34 PM
To: Carleo, Katie
Subject: Wolf Ranch Master Plan Amendment

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Dear Ms Carleo,

I am very concerned about the new amendment. The added traffic will be a major issue as the roads and infrastructure were not built for this volume.

Thank you,
Sheri Greiner

Carleo, Katie

From: Ashley Thompson <ashley.r.thompson@outlook.com>
Sent: Thursday, January 31, 2019 3:10 PM
To: Carleo, Katie
Subject: Wolf Ranch Rezoning

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Hello,

I am a current resident in Wold Ranch. I am emailing you to say I oppose the new rezoning plan for the neighborhood. I believe it will increase traffic, overcrowd our school attendance, decrease green spaces, increase the house density per area, and decrease our property values. When we moved into the neighborhood, we were under the impression the old plan (or current plan) would be developed in the North and East sides of Wolf Ranch. It is not fair this new plan being considered and I completely disagree with it. I hope you take my concerns seriously and make the appropriate choice to turn down the new proposal.

Thank you for reading my email.

Sincerely,

Cory and Ashley Thompson
5816 Revelstoke Drive,
Colorado Springs, CO 80924
701-793-3300

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Carleo, Katie

From: Rachel Day <day.rachel.a@gmail.com>
Sent: Thursday, January 31, 2019 2:56 PM
To: Carleo, Katie
Subject: Wolf Ranch rezoning

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Hi Katie,

My name is Rachel Day and I am resident/property owner in Wolf Ranch. I am writing to you to indicate my dismay at the new Wolf Ranch rezoning proposal. When we purchased our home in this neighborhood about a year and a half ago we were given the future plans for Wolf Ranch and were sold on what that future looked like. I am very concerned about the new proposal for multiple reasons. Primarily, I do not want our current home value to decrease due to apartments being built within our neighborhood and also do not agree with placing them near an elementary school. Our home is on the upper end of the market for this area due to its floorpan and size but we our concerns were appeased by being shown the future plans for larger lots which would, in turn, lead to larger homes that would then place us not at the very top of our neighborhood. Also, as the number of rental units increases in an area, property values have historically been known to decline as well.

We purchased our home in a family friendly area and that is compromised by this proposal. The density will only increase as is indicated in the independent traffic report and this issue was glossed over in the proposal and in the community meeting as well. I am also dismayed at the idea of not placing retail businesses towards the entrance and rather placing more high density homes/townhomes. I think it is utterly ridiculous to suggest that the intersection of Research/Powers has no potential for this as EVERY SINGLE exit along Powers has retail. The planning committee for Colorado Springs has suggested that going forward developments should include more walkability to retail.

There are many more concerns with the proposal that I and several of my neighbors have. I hope that they are also reaching out to you to express their dismay. It will very extremely disappointing should this proposal be approved. Residents here have purchased and invested in their homes based, in part, of promises of what this development would include. It has repeatedly fallen short and this only adds to the irritation we have experienced. Please do not approve the proposal.

Thank you for your time,

Rachel Day

Carleo, Katie

From: Charles Douglas <charlesdouglas@kw.com>
Sent: Thursday, January 31, 2019 2:05 PM
To: Carleo, Katie
Subject: community planning meeting at Legacy Elementary Jan 28, 2019

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Hi Catherine,

I oppose the Change Amendment that was brought up at the Jan 28, 2019 meeting.

1. Oppose the widening of Black Forest road between Research and Cowpoke.
2. Oppose that a sound barrier wall will not be installed between Research and Cowpoke on Black Forest rd.
3. Need to conduct impact studies on noise, traffic, air quality and Family quality of life.

Thank you!

Charles and Debbie Douglas
6878 Black Saddle Drive
719 232-2313

Carleo, Katie

From: Bellamyra Bellamyra <bellamyra@gmail.com>
Sent: Thursday, January 31, 2019 1:29 PM
To: Carleo, Katie
Subject: Concerns about Wolf Ranch amendment

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I oppose rezoning the undeveloped commercial area at the intersection of Research Parkway and Powers Boulevard to allow for apartment complexes.

Colorado Springs is wonderful but it is growing much too fast without appropriate infrastructure.

Currently the two main north-south arteries of I25 and Powers Boulevard are overwhelmed and insufficient for the city needs. There is no existing direct corridor that goes east and west.

Transportation is vital not only to the city economy and the lifestyle of its citizens, but even more importantly, for safety and emergency preparedness.

The intersection between Powers Boulevard and Research Parkway is one of the main access points to Wolf Ranch. Most of us use it daily. Currently during rush hour this is problematic for all involved. Powers has exceptionally heavy traffic during rush hour and now traffic is backing up onto Research Parkway as we have to wait more than one traffic light sequence in order to turn onto Powers from Wolf Ranch.

The access to Black Forest Road from Research Parkway is a positive thing but once more the traffic is overwhelming and impacting the neighborhood of Wolf Ranch. We need traffic lights now for safety and to alleviate congestion.

I am not opposed to growth that is planned, rational, benefits the community and is in keeping with the neighborhood character. For this reason I am not opposed to more townhouses of the same caliber as are now in Wolf Ranch at the intersection of Powers and Research. I, in fact, live in a townhouse in Wolf Ranch.

I am opposed to any apartment complexes being built in Wolf Ranch because that is not the character of the community. I am sure I am not the only one who moved here deliberately choosing it because it did not have apartment complexes. If apartments were added at this late stage of development I think would be a betrayal to all of us who have already purchased here as it would drastically change the character of the neighborhood.

Apartment complexes will only exacerbate the already critical traffic situation which needs to be improved not made worse. Dramatically increasing the population of a neighborhood without having first created adequate traffic corridors to handle this increase severely impacts the quality of life, and even more importantly, negatively impacts safety, emergency response and emergency preparedness.

I love Wolf Ranch and my deepest hope is that it continues to be a great neighborhood. Please do not make changes to the contrary.

Thank you for allowing me to provide input.

Respectfully,

Myra Sterrett

Myra. Sent from my iPad

Carleo, Katie

From: Andrew <andrew@byteknight.us>
Sent: Thursday, January 31, 2019 11:54 AM
To: Carleo, Katie
Cc: Geislinger, David
Subject: Re: Wolf Ranch Masterplan amendment feedback (CPC MP 05-00080-A7MJ19)

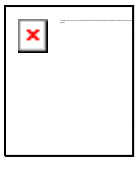
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Ms. Carleo,

Again, thank you for the prompt reply. I am not able to speak during your office hours so email is the best way to communicate for now.

I believe I understand the process and the developer's rights. I guess what it boils down to is; to what degree does the "conversations and understanding of concerns from the neighborhoods/ citizens." play in the decision to be made by City Council? Perhaps this is a question you are not qualified or able to answer, but I among many others are feeling disenfranchised by the developer, owner's association and now the City when our cries of opposition seemingly appear to fall on deaf ears which ultimately culminates in anger, frustration and the belief that the system is rigged, broken and doesn't serve the interests of a citizen/home owner.

Respectfully,



Andrew Blake
Owner, CIO, Byte Knight LLC
[719.623.5199](tel:719.623.5199) | info@byte-knight.com
byte-knight.com

January 31, 2019 9:00 AM, "Carleo, Katie" <Katie.Carleo@coloradosprings.gov> wrote:

Mr. Blake –

Thank you for the follow-up email, and I'm happy to clarify to help a better understanding of our city process for applications to receive entitlement through the Planning Department. I will try and capture an update here, but if you would like to give me a call sometime I am happy to discuss it further with you over the phone.

With my previous statement I wanted to clarify that this application (or applications the Planning Department reviews) are not the initiative of the City rather a property owner's ability to apply for entitlements. Any application then works through the process of review based on the type of application and the regulations set by City Code. There are some applications that are what we consider administrative which are reviewed at a staff level for adherence to City Code; and others (like the proposed Wolf Ranch master plan amendment) that are items elevated to a final review and decision by City Council. My clarification was to say that a property owner has a right to propose changes that the City then has an obligation to review and usher through our City process. Staff reviews the applications based on how the application(s) meet the requirements of the applicable City codes, which includes conversations and understanding of concerns from the neighborhoods/ citizens.

I hope this is a better clarification. If you have any other questions please feel free to call or email.

Thank you



Catherine Carleo, AICP

Land Use Review Division

Principal Planner | Northeast Team

City of Colorado Springs

Phone: (719) 385-5060

30 South Nevada Avenue, Suite 105

Email: kcarleo@springsgov.com

Colorado Springs, CO 80901



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Links:

[Planning & Community Development Home](#) | [Look At Applications Online \(LDRS\)](#) | [FAQ Pre-Application Meeting Request](#) | [Applications and Checklists](#)

Please consider the environment before printing this e-mail.

From: Andrew [mailto:andrew@byteknight.us]
Sent: Wednesday, January 30, 2019 5:17 PM
To: Carleo, Katie <Katie.Carleo@coloradosprings.gov>
Cc: Geislinger, David <David.Geislinger@coloradosprings.gov>
Subject: Re: Wolf Ranch Masterplan amendment feedback (CPC MP 05-00080-A7MJ19)
Importance: High

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Ms. Carleo,

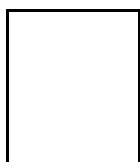
Thank you for your reply, I appreciate it.

"I do want to clarify that this it is any property owner's right to apply for entitlements and develop their property within the bounds of the City codes."

Am I understanding the above statement correctly to infer that the developer can make any change they want to the master plan without any resistance from the City as long as it adheres to the City codes? For instance, one could buy and build a home based on a plan that was presented and sold to home owner with "promises" made from the developer that they would have an unobstructed view and the developer could then change that at their sole discretion and build a tall apartment complex obstructing the owners view and it would be approved because it simply "doesn't violate any City codes"?

If that's true, that is extremely disheartening and infuriating to put it mildly. If the City won't stand up for homeowner's best interests...who will?

Regards,



Andrew Blake
Owner, CIO, Byte Knight LLC

[719.623.5199](tel:719.623.5199) | info@byte-knight.com
byte-knight.com



January 30, 2019 4:19 PM, "Carleo, Katie" <Katie.Carleo@coloradosprings.gov> wrote:

Mr. Blake –

Thank you for your emails yesterday, and for attending the neighborhood meeting. The meeting was held to hear the concerns of the neighborhood and for staff and the owner to take those into consideration. I will include the written letter you have submitted with the review letter to be issued to the owner in which the City will ask the owner to respond to the written comment received in a letter we can issue back to citizens.

I understand your concern for the development and city staff heard the concern for several items from the neighbors in attendance at the meeting and via the emails we have received. I do want to clarify that this it is any property owner's right to apply for entitlements and develop their property within the bounds of the City codes. As part of the review of the adherence to the City codes all City and external agencies are reviewing this proposed master plan change; as well as the City is working with the neighborhood to understand concerns for the proposed changes.

Again, thank you for taking the time to attend the meeting and your letter will be included as part of the record. I will forward the response from the owner when received.

If you have any other questions please let me know.

Thank you



Catherine Carleo, AICP

Land Use Review Division

Principal Planner | Northeast Team

City of Colorado Springs

Phone: (719) 385-5060

30 South Nevada Avenue, Suite 105

Email: kcarleo@springsgov.com

Colorado Springs, CO 80901

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Please consider the environment before printing this e-mail.

From: Andrew [mailto:andrew@byteknight.us]

Sent: Tuesday, January 29, 2019 5:01 PM

To: Carleo, Katie <Katie.Carleo@coloradosprings.gov>; allCouncil@springsgov.com

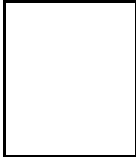
Subject: Re: Wolf Ranch Masterplan amendment feedback (CPC MP 05-00080-A7MJ19)

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Adding City Council to the thread since I have not gotten a response back from the city planner nor a read receipt.

I would also like to know why the city feels the need to develop every square inch of open land. The reason people find the north east (powers corridor) so attractive is BECAUSE it is currently low density and (somewhat) less traffic. The vision of Colorado Springs should not be to grow at a rapid unchecked pace but at a responsible slow pace that embodies sustainability above all else. We need to stop building completely IMHO. I have lived here for over 40 years and have enjoyed it for the last 30-35 because it was the right size. Now, it feels like I'm living in Denver with the congested traffic, crime, etc. And for the first time in 40 years I am actually looking to moving out of state and living somewhere else where they respect low density housing and open un-developed space as are many people I talk to. Also, the city doesn't exist to support the military, it's the military that is supposed to support the city.

Regards,



Andrew Blake

Owner, CIO, Byte Knight LLC

[719.623.5199](tel:719.623.5199) | info@byte-knight.com
byte-knight.com



January 29, 2019 12:12 AM, "Andrew" <andrew@byteknight.us> wrote:

It is my belief that these meetings are nothing but a formality and the City plans to approve the proposed plan regardless of what homeowner feedback is given.

It is my fleeting hope you prove me wrong after you witnessed the overwhelming amount of opposition at the meeting last night. This is but a fraction as many homeowners have been disenfranchised by the developer and HOA when their comments and concerns fall on deaf ears and they just do whatever they want so they did not attend or simply couldn't because of other obligations.

That being said, I was not satisfied with Tim Seiberts answers to my questions so I am re-submitting them for your edification and my unequivocal opposition to the proposed master plan amendment.

#1) The developer lists the following for the justification of the City's common plan land use strategy 601b:

"Higher density land uses have been reintroduced into the plan and have been located in close proximity to open space and adjacent to Briargate Parkway, a major thoroughfare."

And yet in the same document earlier we see this statement:

"The overall density of this master plan has decreased since the last amendment from a total of 7,701 total proposed dwelling units to a new total of 7,404 total dwelling units for a decrease of 297 units."

If the master plan density actually decreases; one could argue that the current master plan already meets this common plan requirement as higher density (by definition) would increase the number of units...not decrease them and therefore is not necessary which makes the entire

application moot and should be denied.

#2) "The developer had anticipated a grocery/supermarket user for this site, but since the existence of the Super Walmart with grocery at the Woodmen/Powers interchange, the Super Target with grocery at the Union/Powers interchange and the King Soopers just west of the Briargate Parkway/Powers interchange, there just isn't a need for additional grocery in this location. There are also well documented changes in the retail market related to e-commerce that has changed buying preferences. All these factors combined have created a lost market for commercial activity at this corner of the master plan."

Why does the commercial site hinge solely on a grocery/supermarket store. The last time I looked, there are similar locations that have flourished without one.
e.g. S/W corner of Dublin and Powers or Gleneagle and Northgate which has a Starbucks and 7-Eleven...

Why not a gas station...? Or, a car wash? Or a donut shop or a restaurant? PepBoys? Best Buy? Dick's Sporting Goods... Having some arbitrary requirement for a grocery/supermarket is limiting the vast amount of commercial possibilities and leaves serious doubt the developer has "actually" exhausted all options as they claim. Where is the accountability aka "proof" they can't find a viable commercial client. Kum n' Go expressed interest but was told no by the developer without any feedback from the community. It is my belief they never wanted it to be used for commercial in the first place, and are simply leveraging this amendment as an excuse for a lack of imagination.

Also, using e-commerce as a crutch is an extremely weak argument. E-commerce has been a factor since the early 90's and shouldn't even be considered as a viable justification.

As noted in the meeting, the Developer refer to buying groceries online thus solidifying the fact they are only interested in a grocery/supermarket store and will discount anything else as a possibility.

Regards,



Andrew Blake
Owner, CIO, Byte Knight LLC

[719.623.5199](tel:719.623.5199) | info@byte-knight.com
byte-knight.com



Carleo, Katie

From: Joe Rogers <joeabbyrogers@gmail.com>
Sent: Thursday, January 31, 2019 11:52 AM
To: Carleo, Katie
Subject: High density homes in place of legacy park.

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Catherine,

I wanted to voice my opinion regarding the possible change that is being proposed in the area next to the Legacy Park school. By no means am I against low income people as I was one, and by no means am I discriminatory towards them. However, statistical facts are statistical facts. The high density homes that are being proposed will not help our community as a whole in general. The suggestion is brought about to offer low income housing for teachers that would be working at the schools nearby. However, it is not a guarantee that teachers would be the residents in that low income housing. While I have nothing against people with low incomes, as I was once one as mentioned before. My experience is that bringing that atmosphere into a mid to high level income community only creates problems with increases in crime and vandalism. This is from experience I have endured from being poor. Not to mention that this low income housing would be right next to a school of mid to high income households. This concerns me because it could unnecessarily put children at risk on many different fronts. It would also devalue our homes because of the high density housing. This is unacceptable because I have managed to work my way up the economical ladder through very hard work, and educational acquisition. Why should my homes value, and that of all my neighbors be affected because of a decision to try to uplift those that are not in a position to do so themselves yet. We moved into this neighborhood because of the mid to high level incomes, because statistically there is less crime and traffic is not as prominent. When you throw in high density housing you are increasing traffic congestive problems in our neighborhood exponentially with each apartment complex. We will be quite disappointed if the decision is made to create high density housing in our neighborhood instead of the legacy park and will have to seriously consider moving away, for all the reasons above. The town homes already in place at the front of our community is enough as it is and the last change to make the Acre lots behind our home into a strip of patio homes has already got us considering a change because those acre homes would have held our value in a higher regard and traffic behind our home wouldn't have been as bad. Please consider the people that already live in this neighborhood when making your decision instead of considering those that can't afford to live in this neighborhood.

Sincerely,

Joe Rogers

Carleo, Katie

From: Kara Jarvis <kara.jarvis@gmail.com>
Sent: Thursday, January 31, 2019 10:28 AM
To: Carleo, Katie
Subject: Wolf Ranch rezoning

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Hi my name is Kara Jarvis and I am an owner in Wolf Ranch. I am writing in regards to the rezoning proposal for Wolf Ranch. I am not 100% clear on everything that is being requested so I may have some misinformation. First off I am bothered by the fact I have never recieved any information in regards to the proposal. I don't think it's fair that the entire neighborhood has not had a chance to review. The only way I find out was a post on nextdoor. I believe nothing should be allowed to move forward till everyone has had a chance to hear the proposal and be notified. Second my concern is the talk about apartments and or more townhomes. This is not what was shown when we purchased our home. I feel it would cause home values to go down and way too much traffic in an already very busy neighborhood. We were shown larger lots not small compacted homes and townhomes when we purchased. Please keep me informed on info, like I said my husband nor I have recieved any official information about the changes.

Thank you,
Brian and Kara Jarvis

Carleo, Katie

From: Ginny Trcka <ginnytrcka@gmail.com>
Sent: Thursday, January 31, 2019 10:23 AM
To: Carleo, Katie
Subject: Wolf Ranch re-zoning

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Re: DEVELOPMENT PROPOSAL Wolf Ranch Master Plan Amendment NE of Briargate Pkwy and Wolfe Lake Drive Colorado Springs, CO 80924

1. Parklands Analysis

"NES, Inc. has reanalyzed the park and open space program for the Wolf Ranch and has proposed revisions to the park and open space systems which will consolidate park features and uses along with relocating some proposed neighborhood park locations and types. This amendment will provide a better overall park system experience for the residents and at the same time provide a more efficient system of maximizing pedestrian access."

I was unable to attend the meeting this week, but wanted to be sure to comment on the lack of USABLE open space in the new plan. All of the open spaces and parks have been drastically reduced in the new plan. Most of what remains is not safe for children to play in or even to walk your dog. These are steep drainages. People need more than sidewalks for recreation. There is no way this plan provides a better park system experience. This is about money and maximizing home sites. Period.

Old Ranch Rd. provides access to Rural Residential lots and should not be used as a major access point for a high density neighborhood. It vastly changes the current land use for those neighbors north of Old Ranch Rd. There should be no access to Old Ranch Rd. from this neighborhood since both Briargate Pkwy. and Research Blvd. provide East/West principal arterials.

The huge increase in proposed density is truly outrageous. As well as the increase in intersections entering the two lane Black Forest Rd. The traffic on Black Forest Rd. has become increasingly dangerous.

What happened to transitional densities?

Respectfully,
Ginny Trcka

4970 Sierra Ridge Rd.
Colorado Springs, CO 80908
719.502.1594

Carleo, Katie

From: Bishop, Jeb S CIV USAF AFELM NORTHCOM (US) <jeb.s.bishop2.civ@mail.mil>
Sent: Thursday, January 31, 2019 9:54 AM
To: Carleo, Katie
Cc: Jeb Bishop
Subject: Wolf Ranch rezoning proposal input
Attachments: Wolf Ranch rezoning proposal input

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Carleo, Katie

From: floyd robertson <robertsonft@me.com>
Sent: Thursday, January 31, 2019 8:59 AM
To: Carleo, Katie
Cc: info@nor-wood.com
Subject: Wolf Ranch Master Plan Revision Proposal 2019
Attachments: 20190129 Robertson comments on Proposed Wolf Ranch Master Plan Revision - letter.pdf; ATT00001.htm

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The following are comments from Floyd and Terri Robertson on the proposed Master Plan Revision for Wolf Ranch. i have cc'd Nor'wood's info email address with the intent this copy be forwarded to Tim Siefert. Also attached is a letter providing the same comments, and I will deliver a hard copy by hand as well. Should you have any questions, please call or email

Carleo, Katie

From: Steve Perrier <steven.r.perrier@gmail.com>
Sent: Thursday, January 31, 2019 8:25 AM
To: Carleo, Katie
Subject: Wolf Ranch Rezoning Proposal

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Ms. Carleo ,

As a resident of Wolf Ranch I would like to voice my opinion on the proposed rezoning of the Wolf Ranch Master Plan. While I understand the desires of the developer to increase density in some areas in the future I must say I am opposed to this. For the residents of Wolf Ranch we all purchased homes with the expectations of future development following the approved master plan. To change it at this point would be extremely unfair to all who have purchased homes in the neighborhood. Thank you for taking the time to hear my concerns.

Thank you,
Steve Perrier

Carleo, Katie

From: Matt Trinca <mtrinca@yahoo.com>
Sent: Thursday, January 31, 2019 7:57 AM
To: Carleo, Katie
Cc: ♥ Michelle Jensen ♥
Subject: Wolf Ranch Rezoning Proposal

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Hello,

I am writing with regards to the new rezoning proposal for Wolf Ranch in Colorado Springs. My family has lived in Wolf Ranch for about 1.5 years. Part of the allure of moving here was the commercial zoning on Powers and Research. We were hoping that there would be some walkable shopping with the neighborhood, e.g., a grocery store or coffee shop. For such a large neighborhood, I find it really unusual that we would have the drive out of Wolf Ranch to access everything. In others developments, I've seen in California, they usually take this into account. Walkability scores are a part of home property values, and I feel that rezoning this area would hurt both. Also, I find it unusual that there would be a "lack of interest" from commercial buyers for that area. The area near Dublin and Powers is now booming. And with the extra construction and housing happening North of Research, and the new road interchange proposal, I think this area is going to be highly desirable for commercial in the near future, if people can only have a little patience.

My wife and I live on Research and Wolf Center Drive, and we are also concerned about the traffic in front of our house. With the new school, it has already dramatically increased, along with wear-and-tear on the roads. With the additional proposed apartments and housing on the East side of Wolf Ranch, we think it will get a lot worse. With only two exits out of the neighborhood (i.e., Research and Briargate), I think this extra housing/population density is also going to add a lot more traffic and hurt our property values. I am also concerned that it will make the area in front of our house less safe for our kids.

Thank you in advance for hearing our concerns, and we look forward to future planning meetings.

Regards,
Matt Trinca

Sent from my iPhone

Carleo, Katie

From: Dan Jones <dancjones@gmail.com>
Sent: Wednesday, January 30, 2019 6:57 PM
To: Carleo, Katie; tseibert@nor-wood.com; info@nor-wood.com
Subject: Wolf Ranch Master Plan
Attachments: Park Access for Remington.png; Screenshot 2019-01-30 at 6.38.48 PM.png

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Ms. Carleo,

Thank you for taking the time to meet with those interested in Norwood Development's proposed change to the Wolf Ranch Master Plan.

While there are valid reasons for Wolf Ranch to propose many of the changes in their filings, I will not support the current plan and will be a vocal opponent until Norwood addresses the below issue and ensures that the Remington area has the same access to the proposed Wolf Ranch Park / Trail system that the rest of the development enjoys.

Norwood stated that the intent of the proposed park changes is to increase "walkability and connectedness" within Wolf Ranch. However, the plan fails to address how the Remington 1 and 2 filings will connect to the system. Per the published plan, the only way for Remington families to access the system is walk more than 1/2 mile along the shoulderless and high traffic Black Forest Road to Research Pkwy. Or alternatively, at some point in the future, walk along the shoulder of Cowpoke road and the planned 4 lane Tutt Blvd bridge.

These options are unacceptable and pose significant a safety hazard to those families that desire to utilize the park system as intended. It should have been addressed in the original plan, and most definitely should be addressed in the current proposed plan. This is a major issue for me, as well as countless families within the Remington neighborhoods.

Additionally, as proposed, the large park area nearest the Remington filing will move further to the North, replacing it with high density housing. In reviewing the graphic showing the .5 mile distance rings to parks, Remington already has the least (and most distant) access to Wolf Ranch Park infrastructure. The proposed changes will only increase the distance for Remington residents and will result in Remington being even more disconnected from the greater Wolf Ranch community.

These issues should be addressed by Norwood Development before the proposed master plan is allowed to move ahead. I am happy to discuss and provide additional information as needed. I have enclosed a map showing the current "walking route" for Remington residents as well a photo of Black Forest Road to show how there is no actual walking or bike access to the Park System.

Thanks again.

Regards,

Dan Jones
8294 Misty Moon Dr.
Colorado Springs

Carleo, Katie

From: Roger and Lynn Lage <wheels567@msn.com>
Sent: Wednesday, January 30, 2019 4:01 PM
To: Carleo, Katie; Roger and Lynn Lage
Subject: Wolf Ranch Master Plan Ammendment

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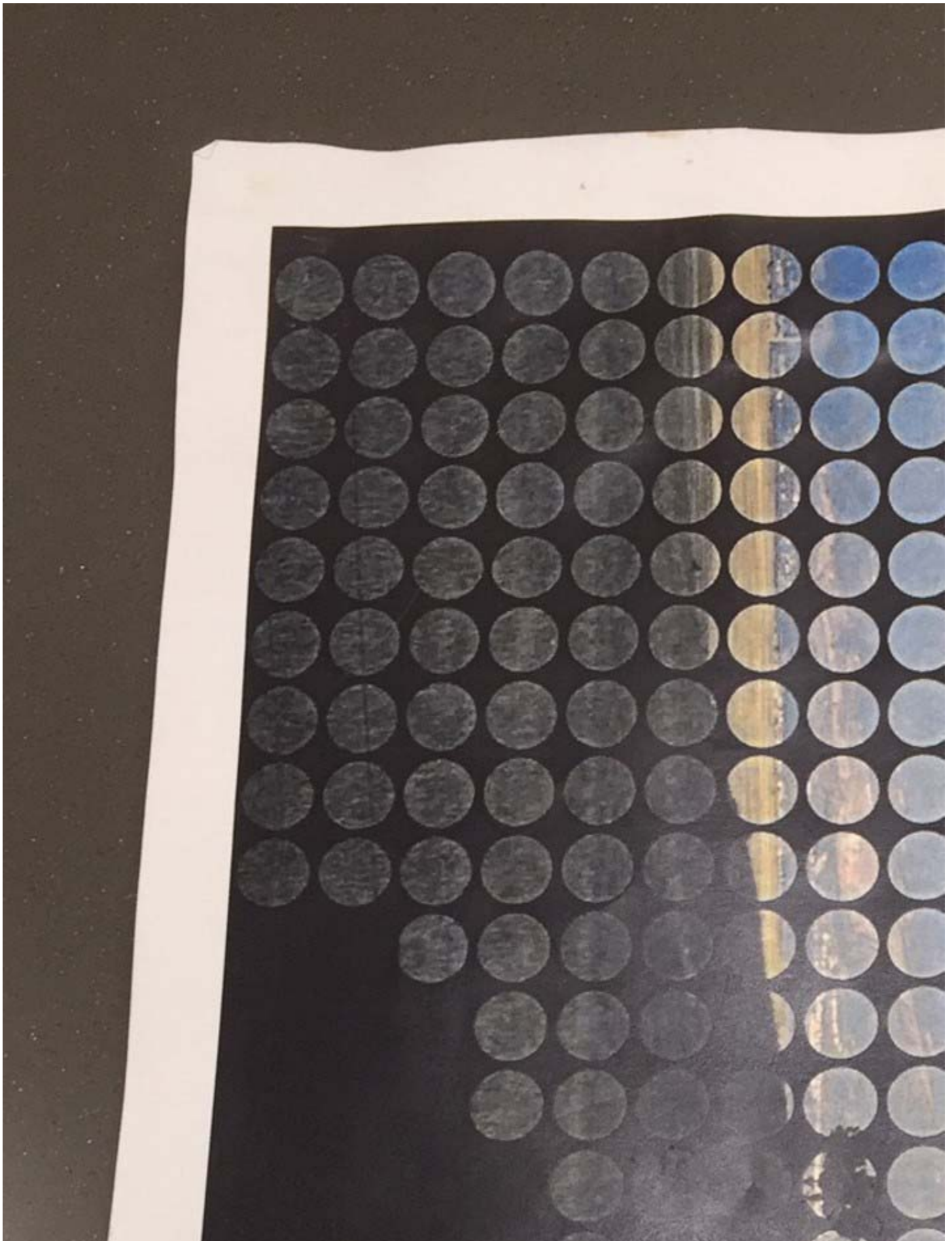


FIGURE 2

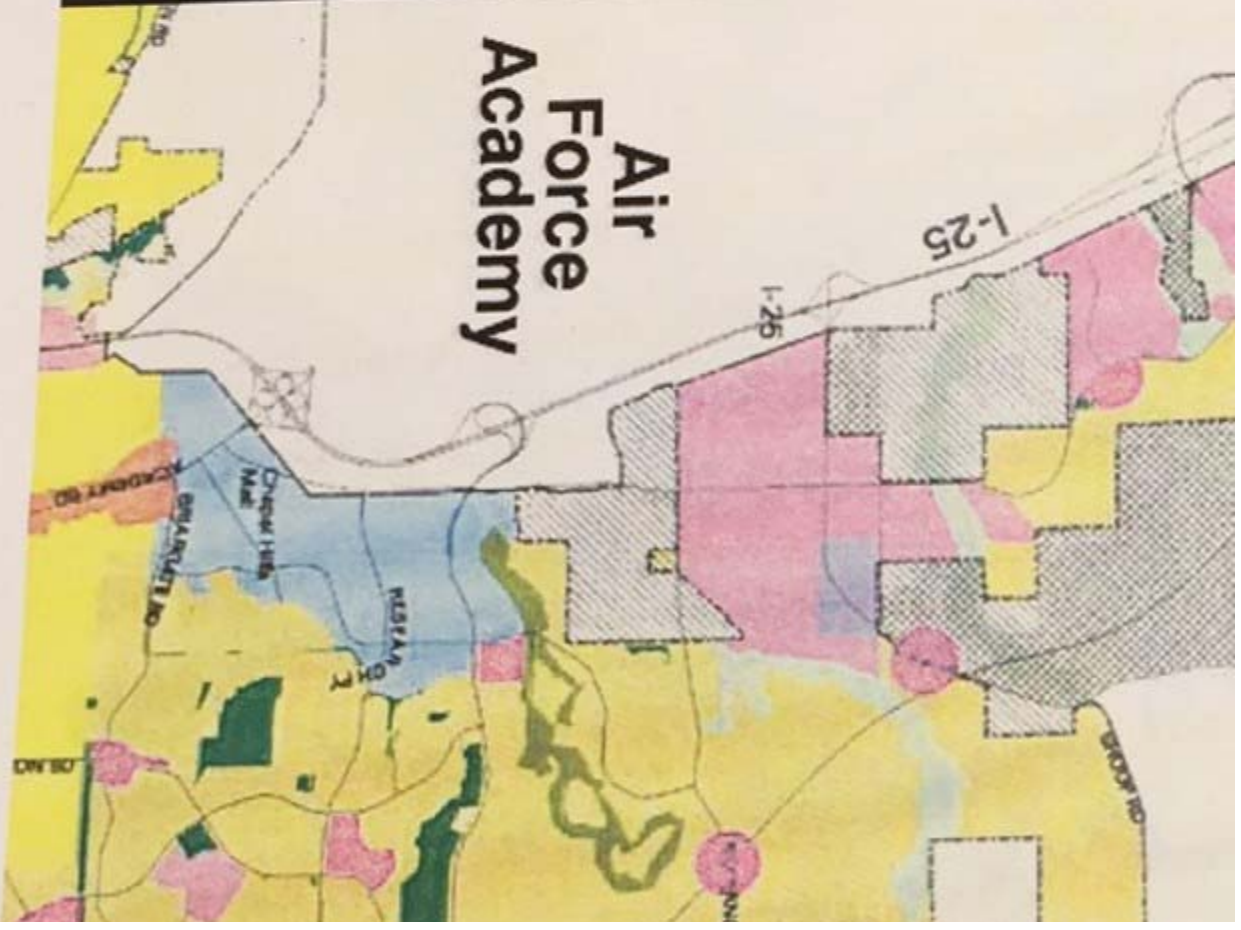
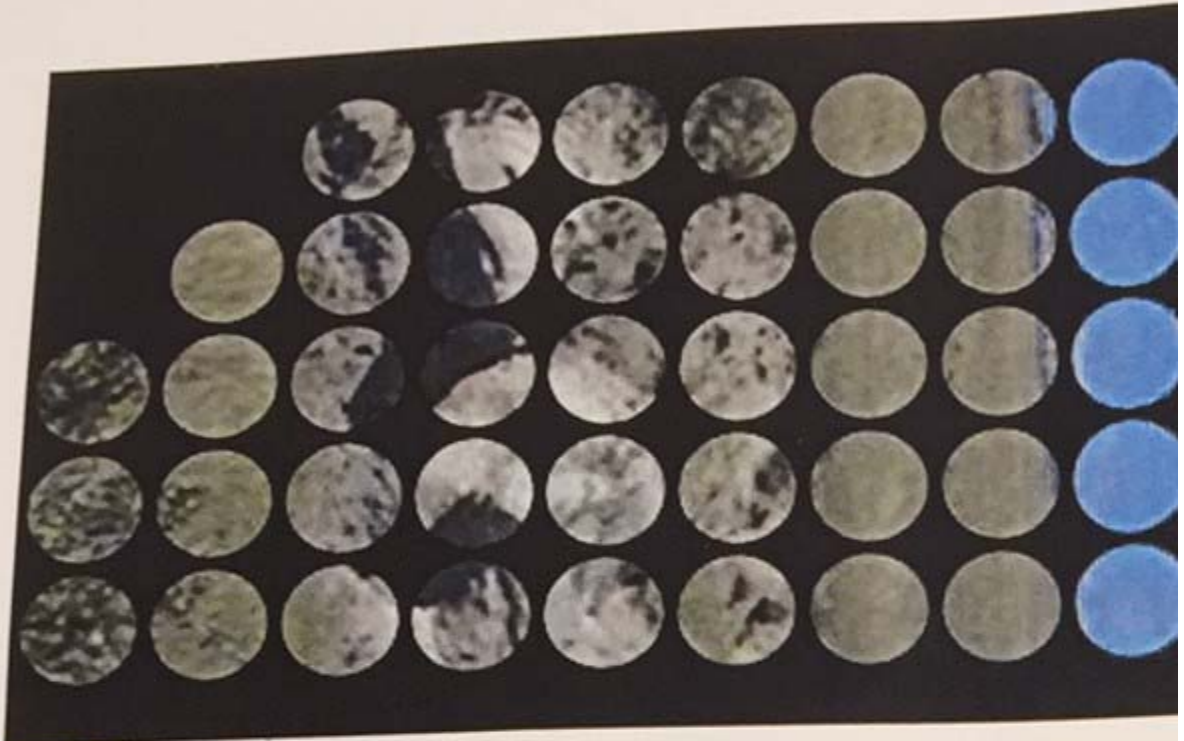


FIGURE 2

**characteristics of the surrounding
Every effort was made to include t
concerns and issues generated th
with City Staff, El Paso County Sta
School District 20, and community
and neighbors in the Black Forest**

FIGURE 2

**Wolf Ranch Master Plan
Residential Land Use Summary**

Category	Max. Dw/Ad	Total Acres	Total Units
----------	---------------	----------------	----------------

A₁	.99	87.5	87
----------------------	------------	-------------	-----------

Very Low Density Residential

A₂	1.99	64.3	126
----------------------	-------------	-------------	------------

Very Low Density Residential

B	3.49	480.2	1,676
----------	-------------	--------------	--------------

Low Density Residential

C	4.99	402.8	2,010
----------	-------------	--------------	--------------

Low to Medium Density Residential

D	7.99	158.3	1,265
----------	-------------	--------------	--------------

Medium Density Residential

E	11.99	10.9	131
----------	--------------	-------------	------------

Medium to High Density Residential

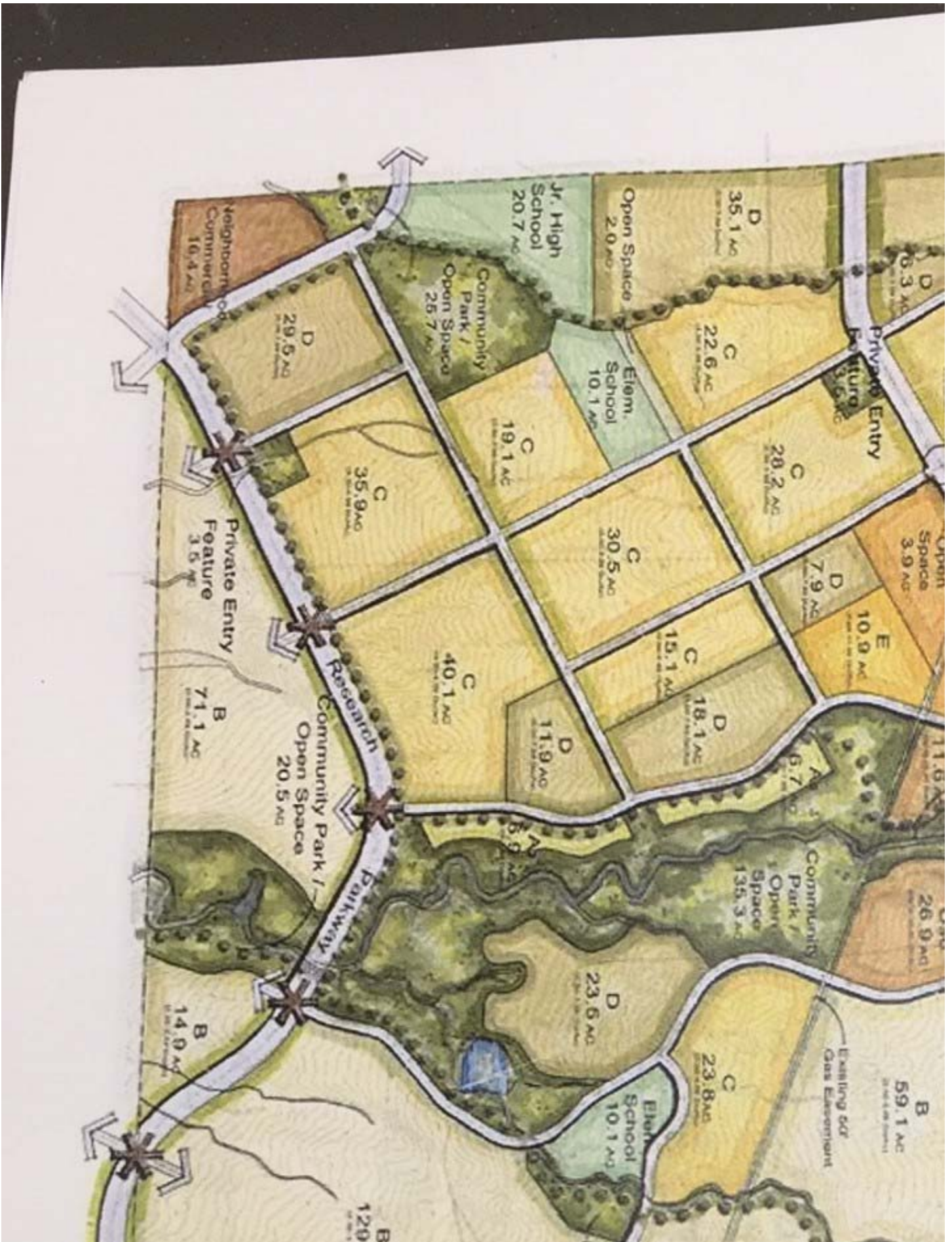


FIGURE 2

Wolf Ranch Master Plan Nonresidential Land Use Summary

Category	Total Acres
----------	-------------

Commercial

Neighborhood Commercial	16.4
-------------------------	------

Subtotal	16.4
-----------------	-------------

Mixed Use	38.5
-----------	------

Subtotal	54.9
-----------------	-------------

(Including Mixed Use)

Schools

Elementary Schools	30.6
--------------------	------

Middle School	20.7
---------------	------

Subtotal	51.3
-----------------	-------------

Apologize for the large images above. I was unable to scan them and had to insert photos.

Thank you for hosting the open house at Legacy Peak Elementary.

The biggest concerns that I have are the densities of the homes along Old Ranch and Black Forest (nearest to the Black Forest). Early in the development discussion with the surrounding neighbors the master plan reflected lower density homes. Agree that the market has changed, but the existing household near these areas have not. The owners were expecting to see what was proposed many years ago to them, and at minimum what the current master plan reflects (certainly not what was presented in the early 1990's). My understanding of that plan intent was to create natural buffers between large acreage lots (2.5 – 5 ac) transitioning into the city.

Additionally as an owner of a 3 acre lot in Park Forest Estates, the proposed park changes are nothing more than a walking trail within the city. A one acre green area is just a dumping spot for dog walkers as they meander through the development. I can understand creating green space with the major drainage corridor as it does not lend itself to development. That may be a good addition to the parks system in Colorado Springs.

If I reference the original presentation of the development provided in the early 1990's to the adjoining neighbors, I would like to provide for comparison to the current and proposed development plan.

A1 – Total Units 87

A2 - Total Units 128

B – Total Units 1676

C – Total Units 2010

D – Total Units 1265

E – Total Units 131

F – Total Units 797

Total Acres 1235.0 and Total Units 6094

Mixed Use 38.5 ac – Total Units 963

Total Units 7057

Nonresidential Land Use Summary

Neighborhood Commercial 16.4

Mixed Use 38.5 acres

Total 54.9

Elementary Schools 30.6 acres

Middle Schools 20.7 acres

Total 51.3

Open Space and Parks

Community Parks/Open Space 282.3 acres

Neighborhood Parks 21.2 Acres

Total 304.5

Public Facility 4.4 Acres

Total Acres 376.6

Total Sire Acres 1651.0

Of concern is the old bait and switch – tell me one thing and deliver another. Please do not allow the proposed development to proceed as shown in the Application Form to the Planning Department.

Roger Lage
6820 Tobin Road
COS, CO 80908

Sent from [Mail](#) for Windows 10

Carleo, Katie

From: Deb Allen <cosnana79@gmail.com>
Sent: Wednesday, January 30, 2019 2:26 PM
To: Carleo, Katie
Cc: cosnana79@gmail.com
Subject: Amendment to the Wolf Ranch Master Plan

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Hey Ms. Carleo,

Thank you for your input at the meeting for the changes to Wolf Ranch Master Plan on Monday night. It was great to have so many attendees at the meeting. Many people still had questions to ask but due to the time constraints many people were not able to ask their questions or get answers.

A little about my our family. We are in our early 60's and built our home in late 2015. At that time, the lots on the opposite side of our back yard on Wolf Lake Drive were zoned for 1 acre lots. In 2016, there was a change in the Master Plan in Wolf Ranch and those lots were changed to patio homes and the 1 acre lot plan became nonexistent. Now in 2019, there is another possible change to the Master Plan in Wolf Ranch. When we built our house, we were drawn to Wolf Ranch. It was a great place to build a home that we could live in for many years. The cost of homes in Wolf Ranch made it more of an upscale neighborhood. We felt like this would be a great place where the value of our home would not decrease and in reality, the value of our home could increase. So buying a home in Wolf Ranch was definitely part of our investment in our future. Many people in Wolf Ranch did the same thing, we trusted the Master Plan of Wolf Ranch and have been completely taken back by some of these changes. Especially, the addition of putting several D(high density) areas with at least 2 of these areas that will be for entry level lower income families. The two areas i am referring to are the D area next to Legacy Peak school and also the area next to the additional school that will be built off of Briargate Parkway and close to Black Forest Road. For a development that was focused on higher end homes, the value of our properties will decrease with the change of bringing in entry level for lower income families. Wow, what we thought was a wise investment is now on the line.

We don't even feel like that area next to Legacy Park school should be changed from a park to a developed area of homes. That Park was an important designation to all the current families living in Wolf Ranch. I don't think the developer can justify changing this. We are completely opposed to this change.

As far at the D designation for the areas next to the schools that will be for entry level lower income families, will HUD or Habitat for Humanity be building in these areas? If the developer says no, would they be able to change and make them HUD or Habitat for Humanity homes without the further approval of the city council? Are there any incentives for developers to bring HUD or Habitat for Humanity homes into our neighborhood? I have read that the city is looking for places in the NE part of Colorado Springs to bring these HUD and Habitat for Humanity homes in to neighborhoods. Cumbra Vista brought one of these groups of homes into their neighborhood and the value of homes decreased. Also, how are families of lower income level going to be able to landscape their properties to the level that was required by all of us as current residents in WR. Will these families be held to the same standards that are required in the HOA? We completely oppose putting in D designation areas for the purpose of bringing in entry level lower income units.

I have a suggestion for the land next to Legacy Peak school besides keeping the park. The developer could build a larger recreation center for WR. With potential of over 7,000 units in WR, the small recreation center isn't going to be big enough.

Thank you for taking written input on the changes that Norwood would like to see take place in their proposed new Master Plan of WR. And thank you for your consideration of everyone that sends input. We look forward to hearing when the next meeting will be.

Sincerely,

Steve and Debbie Allen
9119 Selkirk Place
COS, CO. 80924
WOLF RANCH RESIDENT

Carleo, Katie

From: Christopher Egner <chris.r.egner@biola.edu>
Sent: Wednesday, January 30, 2019 2:14 PM
To: Carleo, Katie
Subject: Wolf Ranch rezoning

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Katie,

I was told we could write you to voice concern over the recent re-zoning issues proposed for the Wolf Ranch neighborhood.

If so, we just wanted to voice our opposition to re-zoning anymore of Wolf Ranch to zone D I believe; townhomes, apartments, duplexes etc. I cannot imagine the decrease of quality of life in this area due to overcrowding and traffic. There will be nowhere to go to escape it in COS (which is why we moved to WR to begin with). The need to shove as many houses in as possible will soon destroy the overall quality of life in the Springs. It does not help D20 and the police cannot keep up with the growth either.

Thank you,

Chris and Lisa Egner

Sent from my iPhone

Carleo, Katie

From: Alan <wacrow49@gmail.com>
Sent: Wednesday, January 30, 2019 12:40 PM
To: Carleo, Katie
Cc: d-eknight@comcast.net
Subject: Wolf Ranch Master Plan Amendment

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Catherine Carleo,

My wife and I attended the meeting concerning the Wolf Ranch Master Plan Amendment held January 28, 2019 at Legacy Peak Elementary School. We patiently listened to the presentation and viewed many of our community partners speak about their concerns with the proposed changes to the Wolf Ranch Master Plan. It challenged many to hear during the meeting, so may I constructively propose that a media system with microphones be used during future meetings, if possible. Residents attending this meeting were in attendance because of significant impacts they know these changes will have on our area within the community and therefore our everyday life. We purchased our homes in this area recognizing that we desired to live near Colorado Springs. However, we desired the less crowded environment and open space offered by the area north and east of Wolf Ranch.

The current approved plan for the Wolf Ranch Development has A and B designated areas on the north and east side of the development. It allows for a gradual transition of the properties along and east of Black Forest Road and north of Old Ranch Road toward the more densely populated Wolf Ranch Development. The proposed plan changes every former A and B area to C designated areas. This would put many more single family homes all along Black Forest Road and significantly increase the traffic that would flow east toward Black Forest Road. C designated areas can allow up to 7.99 Du/Ac. We all know that A and B designated areas are from 1 to 3.49 Du/Ac.

The proposed changes identified above create many more single family homes along Black Forest Road with rooftop right next to rooftop and destroys the visual beauty of the area. This result happens while the developers say the number of units in the development is about the same, even slightly reduced. If this is the case, they simply replaced some of the units that were to be multiple family with many more single family units. Obviously, this creates a much more densely populated area that has a major impact on many of the residents living in the area around Wolf Ranch.

We see this as a Bait and Switch. The developer is trying to pack many more single family units in the northern and eastern side of the development which negates the consideration to the neighbors surrounding the area. This is a profit motivated change in our minds and has a huge negative impact on the community. The school relocation and proposed park modifications may be sensible and should not have a negative impact. Please do not approve the change of A and B designated density areas to C designated areas. Thank you for your consideration.

William A. and Mary S. Crow



Virus-free. www.avast.com

Carleo, Katie

From: Evela Gillette <cogillette@aol.com>
Sent: Wednesday, January 30, 2019 12:20 PM
To: Carleo, Katie
Subject: Wolf Ranch Proposed Changes

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Hello Katie,

My husband and I both attended the meeting this past Monday, January 28th at Legacy Peak Elementary School, to hear the developers proposed changes to the Wolf Ranch Project. We currently live at 10525 S. Forest Drive, Black Forest, CO 80908. We are off of Old Ranch Road, a county road. Old Ranch Road is a dirt road and I can hear the complaints already that the dust is blowing towards their homes, which it DEFINITELY will, especially during the summer.

We have lived in the Black Forest area since 1994 and have seen some beautiful countryside being developed in to condensed housing. With all the development comes traffic which the Forest really can't handle. We lived in our previous home for over 20 years (corner of Wranglers Way & Vollmer) and the noise from the traffic (trucks) was terrible and continued to get worse. Quiet little Black Forest, not so much anymore. 3 years ago we purchased land and had our current home built on Forest Drive. Prior to us purchasing our home, we visited the Wolf Ranch model homes where we saw the original proposed map where it showed open space and proposed 1 acre lots. After reviewing the map we figured 1 acre lots would be tolerable. Now the proposed changes are more homes on the 1 acre lots which means condensed housing. This rings out greed to me! It saddens me that a developer proposes one thing, gets the community okay, then decides to change to what they probably originally had in mind. I'm hoping the city will not cave into greed. Living directly across the street from such a development worries homeowners like myself. We moved to this area for it's beauty and open space NOT to look into several backyards. Isn't it possible for the city to have a developer work it's way towards residents who already have 5+ acres allowing for bigger lots as they approach our backyards? Soon we will be looking like California! Looks like they've condensed the green space to one central area which is a terrible idea.

We strongly oppose the condensed housing approaching Old Ranch Road. Have them stick with their original 1 acre lots to preserve some of the beauty of the Forest.

Another concern we have is emergency access. We lived through the Black Forest fire and let me tell you, getting out of the Forest was a nightmare. One way lanes, traffic coming from the east, west, north all heading south to get out of the Forest. If you've never lived through something like this you don't understand. If we should ever experience this again, we worry that with all the building that has happened, we could experience much more devastation. I remember sitting on Vollmer and going at a snails pace while seeing trees go up in flames and smoke everywhere and no where to go. I would hope the city would also take this into consideration. It was mentioned that developer was working with fire department but is it Colorado Springs or the actual firefighters in Black Forest who know our community best?

Thank you for allowing us to email you our concerns about this change as well as setting up a community meeting. We will be attending all future meetings to show support for the opposition of the proposed change. The developer needs to sit with community members and come up with a better plan instead of thinking of the almighty dollar. I truly hope you listen to the communities concerns.

One more thing, may I suggest reserving a microphone for the next meeting so everyone can hear the Q & A's and also maybe a sign-in sheet for those residents who would like to ask a question or express a concern. Limit their time as well. I observed many people wanting to ask questions but due to some residents speaking longer other concerns weren't heard.

Once again, thank you for your time.

Sincerely,

Randy and Evela Gillette
10525 S. Forest Drive

Black Forest, CO 80908
719-495-4299

Carleo, Katie

From: blackforestnews@earthlink.net
Sent: Wednesday, January 30, 2019 11:34 AM
To: Carleo, Katie
Cc: tastokka@gmail.com; JOHN V; Diane Loschen; me
Subject: Some additional comments for post-Jan 28 mtg

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Hi Katie,

I wanted to comment on a few things Tim Siebert promoted re the Amendment which i did not have opportunity to say anything about at the meeting:

1. Tim said one-acre tracts with City Water were too expensive, and used Flying Horse as an example.

Flying Horse is a high-end Golf Course Theme Community. The homes on their lots are not comparable to the kinds of homes built in Wolf Ranch. That being said, the Wolf Ranch one-acre lots could well have some high end homes, placed in a unique low traffic area at the north end of the project in the transition-buffered area. I do not think they would have trouble finding buyers even at high prices.

2. Tim said that every small lot with a small house was one less well that would be put into an aquifer. I think I did mention that one when I spoke. The kind of buyer that wants a small house on a small lot in an urban subdivision is rarely the same buyer who would choose to buy a 2.5 or 5 ac lot and build.

3. If a sound-barrier wall of 6' or more (or less! - any barrier) is placed on the west side of Black Forest Road, the ROW needs to be a lot wider to accommodate the snowdrift so it does not form ON or OVER the south bound lanes or even the entire road, AND there is room to pile the plowed snow. You may have observed that every obstacle (even a modest yucca plant) has its own private snowdrift in snow/wind events such as we had had the past few weeks. There have not been difficult winters in the CS area since the mid-1980s (also thru the 1970s - perhaps occasional heavy storms, but not like the good ol days - I've been driving BF Road since 1970). Extra wide shoulders for snow need to be present on BF Road even if there is no wall - and this would help with noise - a minimal design will not work.

I just spent 5 years in a rental on the east side BF road near McFerran where the traffic is awful (big vehicles, fast, noisy) and I can sympathize with the residents who have homes built too close to BF Road with no wall - but they are new and only seeing one side of the problem.

There is a wall for Woodmen Heights along the south portion of BF Road and it is offensive. A Wall all along the west side is even more offensive and "in-your-face" view-blocking urban from the viewpoint of rural-residential commuter landowners.

Rather than do land uses of 2-3.49-- 8 du/ac at the high end of the zoning cap right up to the property line, it would be sensible land use, easier maintenance, better view and just common sense to put a buffer/trail **all along the property boundary (at least 50' wide -preferably more - maybe something that provides a 75 or 100' setback from the widened road)** at least between Research Parkway and Baker Road. That is where the wind and blowing snow are the worst (north of the bridge on BF Road as it comes across the ridge to the NW),

and then du 1/2 ac lots west of the buffer along BF Road (2 du/ac). Use that to transition to the 2.5 ac lots in Eagle Wing, Highland Park and Silver Ponds, use the 1 ac lots with a trail/buffer along the north boundary (Old Ranch Road) and leave the 8 ac at the corner along - it is a natural snowfence - a small hill with vertical vegetation. Pack the higher density nearer to the open space corridor and away from Black Forest Road.

4. Black Forest Road is a very important commuter route for ALL of Black Forest. It has been a 4-minute straight shot to Woodmen since WWII until the last few year when Vollmer needed a traffic light, then Cowpoke, now Research and the last buildout of Briargate/Wolf Ranch will add probably three more intersections and lights. It would mitigate this to have the Wolf Ranch Amendment Area densities east of Cottonwood Creek tributary (Wolf Creek) be high only adjacent to the open space/greenspace and n/s internal roads of Wolf Ranch and become less dense with a variety of lower density patches and open spaces transitioning to Black Forest Road. This would also give the developer a wider variety of products and the consumer more choices. I think many Wolf Ranch residents expressed that the patterns between Powers and Cottonwood Creek were too dense (lots too small) in some areas.

5. Tim Siebert said they were changing ALL the commercial areas to residential (many higher density) because they could not find an anchor grocery store. I think this is a poor basis for planning a very large mixed use area between major roads (Powers and BF Rd/Vollmer/Meridian (when Briargate Stapleton is in) and seriously violates the concept of Neighborhood Commercial. It forces everyone (including Black Forest N and E) and other residents in the urbanizing part of the County to the east (all of which is pretty much monolithic residential also) to drive using Woodmen, Briargate-Stapleton or Research and then a problematic area of Powers to reach services. Several citizens objected to removing the commercial areas. I do too - I think this needs more analysis and should not just be based on a "hot" housing market in 2019.

The older parts of Briargate have really good arterial roads, large parks, well-spaced shopping centers, scattered areas of small businesses and churches. It is sad that Wolf Ranch is not following this example in its buildout period but is now wanting to enlarg- not one church, no meeting halls, no ice cream parlor or coffee shop near the park corridor. An area this large without local businesses, churches, or other community-level amenities besides some parks and minimalist open spaces seems very incomplete.

The enlarged green area near the N/S Cottonwood Creek tributary is good, but the houses already built are way too close to the Little Cottonwood Creek badlands which cross beneath Black Forest Road. Are they planning to irrigate all the enlarged green space? There are good examples (Stapleton, Centerra) of integrating a wide range of densities with open spaces, pedestrian connections, local services and transitioning to lower densities along the edges for visual and traffic impact, noise mitigation etc. This Amendment could be improved a lot to accomplish this.

The densities should decrease toward the north and east edges.

Very seriously the wind/snow factor is important along BF Road north of the bridge on BF Road and it would not be a bad idea to provide some places to pile up plowed snow in the neighborhoods. I have been caught in blizzards more than once with whiteout of 70+ mph winds. The most recent events have been "short blows" and not much snow. **Go back and check out the storm in 1997 that killed three people - two on Woodmen Road in that general area.** (<<https://www.weather.gov/pub/1997blizzard>>) more if you google 1997 blizzard - Colorado Springs. Wolf Ranch planners would be wise to accommodate these infrequent weather events - I do not think there should be any roads less than 60' ROW. Too narrow especially if the lots are very small too. Cars, trailers, trucks parked everywhere at night - hard for emergency vehicles to get thru, people are walking in the street, kids playing in the street - not good.

Thanks,

Judy von Ahlefeldt

337-5918

Carleo, Katie

From: Bill Sturtevant <sturdyb@gmail.com>
Sent: Wednesday, January 30, 2019 9:26 AM
To: Carleo, Katie
Subject: Comments from the Sturtevants
Attachments: Wolf Ranch.pdf

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Katie,

First thank you for attending the public meeting in Wolf Ranch last night. Please accept this email as written comments pertaining to the proposed amendment to the referenced development plan.

I object to permitting the developer to amend their development plan.

1. Many of us purchased our properties based on promises and plans that are now not coming to fruition.
 - a. Trail system linking southern Wolf Ranch (Remington East and West) to the rest of the development has not been developed as shown on the current development plan.
 - b. The large Park and limited development south of the recreation center (proposed reduction in park space from ~29 acres to less than 4 acres and the addition of high density development instead). Attached is a pdf showing the size of the original park approved by the City of Colorado Springs.
2. I oppose the change in development, 1.b above, for the following reasons:
 - a. High density (apartments) will replace open space.
 - b. There will be another increase in the amount of impermeable surfaces causing more runoff.
 - c. High density development immediately adjacent to an elementary school will increase the difficulty of protecting children.
 - d. There will be elimination of an open space learning environment conveniently located adjacent to schools.
 - e. Removal of promised, advertised and desirable community park space.
3. The proposal is for increased population density before the infrastructure has been developed to support it. Mainly improvements to roads leading into the area north of Research.
4. Elimination of even more wildlife habitat through the development of Wolf Ranch.
5. I oppose construction of a wall along Black Forest Road eliminating wildlife movement to the existing open space along the west bank of Cottonwood Creek:
 - a. Plans for development north of Research Parkway could have included provisions for wildlife to access what little crazing land there is remaining in the area. The antelope are already pressed for food.
 - b. The wall will create large snow drifts in and across Black Forest road
6. Has the effect of a dam failure from failure of the Wolf Lake Dam been investigated to see if the downstream channel can handle the flow without causing damage to properties or infrastructure? Will roadways, schools, homes or any other infrastructure be affected?

As I mentioned last night, the developer has not proven credible. Sales brochures and pitches that included the improvements that will be eliminated should the amendment to the current plan be permitted were used to convince people to purchase homes in this development. With each proposed change to the development plan, those who made this development thrive are punished by removing what was promised in the first place. They have not responded to comments or concerns of residents following other meeting and have now chosen to go back on previous promises made. They should be required to stick with design that is only 2 years old and not allowed to make changes based solely on greed. I would hope the developer and their consultants are better at their jobs than to have to change course so frequently and without consideration of the investments already made by the residents living here.

The HOA managed by the developer is inconsistent in fees they charge and the service they provide. The Remington neighborhoods to the south are charged \$30 more per month than others in the organization under the premise that the additional money is for a recreation center (pool) membership. Access to the pool is very limited but they are required to pay (while others are not) the additional fee without the choice to join or not. Common area landscaping in the Remington neighborhood is nothing more than sparse scrub grasses, weeds and crushed stone paths that are not managed, while the rest of Wolf Ranch enjoys well maintained lush healthy vegetative growth and paved trails. I get it, the developers showcase is development currently under construction and a perspective buyer is going to be traveling through the northern neighborhoods to get those properties.

I personally witnessed more storm water and erosion control best management practice violations in the Wolf Ranch developments than I care to count. Bare soils with either little or no properly maintained erosion control barriers in place is the norm not the exception.

Please accept these comments and notify me when the next public meetings and applicable City Council Meetings are scheduled.

Thank you again Katie.

Bill Sturtevant

608-575-6843 personal cell.

Carleo, Katie

From: Battles, Kayla
Sent: Wednesday, January 30, 2019 9:24 AM
To: Carleo, Katie
Subject: FW: Wolf Ranch Master Plan Revision



Kayla Battles
Planning Technician

Phone: (719) 385-5355
Email: kayla.battles@coloradosprings.gov

From: Battles, Kayla **On Behalf Of** PlanningDev
Sent: Wednesday, January 30, 2019 9:22 AM
To: Carleo, Katie <Katie.Carleo@coloradosprings.gov>
Subject: FW: Wolf Ranch Master Plan Revision



Kayla Battles
Planning Technician

Phone: (719) 385-5355
Email: kayla.battles@coloradosprings.gov

From: Robertson, Floyd C [mailto:Floyd_Robertson@kindermorgan.com]
Sent: Tuesday, January 29, 2019 7:18 AM
To: PlanningDev <PlanningDev@springsgov.com>
Subject: Wolf Ranch Master Plan Revision

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My wife and I attended a public meeting at Legacy Elementary School in Wolf Ranch yesterday evening regarding a major revision to the Wolf Ranch Master Plan. We had to leave early and were not able to get the contact information for Katie, the planner with City Planning responsible for the review. We would like to provide comments, and also would like to locate a link to further review the map of the changes (or obtain paper copies). Please let me know the appropriate contact information. Mahalo!

Floyd C. and Terri L. Robertson □
5718 Paladin Place | Colorado Springs, CO 80924
Mobile: (719) 660-9282 | robertsonft@mac.com

Breathe in... breathe out... move on – *Jimmy Buffett*

Carleo, Katie

From: Josh Kyle <joshuafkyle@aol.com>
Sent: Wednesday, January 30, 2019 8:12 AM
To: Carleo, Katie
Subject: Re-zoning of Wolf Ranch

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I whole-heartedly disagree with the proposed zoning plan for Wolf Ranch. I was sold on the existing plan which Wolf Ranch had in June of 2018. I specifically bought there because it didn't have the high-density housing and low income/entry priced townhomes and such. I don't want them to move parks in favor of apartments. I don't want higher vehicle traffic levels, noise, nor crime that comes with the proposed changes. Had this plan been in place prior to many of us in wolf ranch signing contracts, we would have bought elsewhere. I feel that this, if passed, is crooked and I'd feel hoodwinked.

Joshua Kyle
6421 Stonefly Dr

9727857265

Sent from my iPhone

Carleo, Katie

From: Bill Sturtevant <sturdyb@gmail.com>
Sent: Tuesday, January 29, 2019 2:04 PM
To: Carleo, Katie
Subject: Wolf Ranch Proposed Amendment comments and a request for notification of further meetings

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Katie,

First thank you for attending the public meeting in Wolf Ranch last night. Please accept this email as written comments pertaining to the proposed amendment to the referenced development plan.

I object to permitting the developer to amend their development plan.

1. Many of us purchased our properties based on promises and plans that are now not coming to fruition.
2.
 - a. Trail system linking southern Wolf Ranch (Remington East and West) to the rest of the development has not been developed as shown on the current development plan.
 - b. The large Park and limited development south of the recreation center (proposed reduction in park space from ~29 acres to less than 4 acres and the addition of high density development instead)
3. I oppose the change in development, 1.b above, for the following reasons:
4.
 - a. High density (apartments) will replace open space.
 - b. There will be another increase in the amount of impermeable surfaces causing more runoff.
 - c. High density development immediately adjacent to an elementary school will increase the difficulty of protecting children.
 - d. There will be elimination of an open space learning environment conveniently located adjacent to schools.
 - e. Removal of promised, advertised and desirable community park space.
5. The proposal is for increased population density before the infrastructure has been developed to support it. Mainly improvements to roads leading into the area north of Research.
6. Elimination of even more wildlife habitat through the development of Wolf Ranch.
7. I oppose construction of a wall along Black Forest Road eliminating wildlife movement to the existing open space along the west bank of Cottonwood Creek:
8.
 - a. Plans for development north of Research Parkway could have included provisions for wildlife to access what little crazing land there is remaining in the area. The antelope are already pressed for food.
 - b. The wall will create large snow drifts in and across Black Forest road

9. Has the effect of a dam failure from failure of the Wolf Lake Dam been investigated to see if the downstream channel can handle the flow without causing damage to properties or infrastructure? Will roadways, schools, homes or any other infrastructure be affected?

As I mentioned last night, the developer has not proven credible. Sales brochures and pitches that included the improvements that will be eliminated should the amendment to the current plan be permitted were used to convince people to purchase homes in this development. With each proposed change to the development plan, those who made this development thrive are punished by removing what was promised in the first place. They have not responded to comments or concerns of residents following other meeting and have now chosen to go back on previous promises made. They should be required to stick with design that is only 2 years old and not allowed to make changes based solely on greed. I would hope the developer and their consultants are better at their jobs than to have to change course so frequently and without consideration of the investments already made by the residents living here.

The HOA managed by the developer is inconsistent in fees they charge and the service they provide. The Remington neighborhoods to the south are charged \$30 more per month than others in the organization under the premise that the additional money is for a recreation center (pool) membership. Access to the pool is very limited but they are required to pay (while others are not) the additional fee without the choice to join or not. Common area landscaping in the Remington neighborhood is nothing more than sparse scrub grasses, weeds and crushed stone paths that are not managed, while the rest of Wolf Ranch enjoys well maintained lush healthy vegetative growth and paved trails. I get it, the developers showcase is development currently under construction and a perspective buyer is going to be traveling through the northern neighborhoods to get those properties.

I personally witnessed more storm water and erosion control best management practice violations in the Wolf Ranch developments than I care to count. Bare soils with either little or no properly maintained erosion control barriers in place is the norm not the exception.

Please accept these comments and notify me when the next public meetings and applicable City Council Meetings are scheduled.

Thank you again Katie.

Bill Sturtevant

608-575-6843 personal cell.

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Carleo, Katie

From: Eric Lewis <elewis0794@gmail.com>
Sent: Tuesday, January 29, 2019 1:45 PM
To: Carleo, Katie
Subject: Attended Meeting Last Night - Wolf Ranch

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Good Afternoon Ms. Carleo,

My wife Paula and I have always attempted to remain active in our community and provide any input we feel could be of benefit to all. Last night we got frustrated about the amount of time each person was taking up, 2-3 questions each and since we go to work early decided to get up and quietly leave. We wish you would consider ground rules for these meetings so that ALL may participate so you might gain constructive feedback.

Our concern is that this development will put huge strains on the already problematic Black Forest Road. As part of our Forest Meadows HOA meeting last year, the head Colorado Springs traffic engineer "(Kathleen"?) informed us that Black Forest Road would not see any widening she guessed for 10 years. That would be a long time for all of us to drive that road with the increase in traffic. Furthermore, the traffic at Cowpoke & Black Forest & Research and Black Forest is becoming increasingly dangerous. We just wanted to provide the input we could not get to last night.

Thank you very much for your time.

V/R

Eric & Paula Lewis
7895 Springwood Terrace
CS, CO 80908
719-600-1573

Sent from my iPhone

Carleo, Katie

From: Carolyn Duran-Poland <Cduran@bop.gov>
Sent: Tuesday, January 29, 2019 9:15 AM
To: Carleo, Katie
Subject: WOLF RANCH DEVELOPMENT

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I attended the meeting last night and I believe all the existing residents of Wolf Ranch including myself **oppose** the proposal of re-zoning. We bought our home with the master planned community idea and were promised things and sold on the idea of the "planned community", now the Developer wants to change the rules/plans after we've bought into the plan? I don't think its right and I would be very disappointed if the City allowed them to change it when the Developer and Home Builders sold us on ideas/plans of our "planned community."

I live in the Remington neighborhood and purchased in Aug 2016, its been over two years and we still are not connected to the rest of Wolf Ranch via walking trails and was told last night that we wouldn't be until the filing off Tutt Blvd. was completed, which can take years. Then they change the location of the community park farther away from the Remington neighborhood. So now we would have to cross a major roadway to even access **ANY** of the park areas. Those were two key selling points that sold us on the Wolf Ranch Community. We paid a lot of money and chose the Wolf Ranch Community to build our home because we wanted the "plan" they sold us, just for them to turn around and change their minds. We all know that the change in land use and more density of homes will increase traffic, increase the crime rate and lower the home values in our area.

I oppose the proposal and would be very disappointed if it happens.

Thanks for you time and attention into this matter.

Carolyn Duran-Poland
6928 Black Saddle Drive
Colorado Springs, CO 80924
cell # 719-200-3812

Carleo, Katie

From: blackforestnews@earthlink.net
Sent: Tuesday, January 29, 2019 8:19 AM
To: Carleo, Katie
Cc: me
Subject: Thanks
Attachments: Wolf Ranch Public mtg comment 01-28-19.doc; 4 MAP - Traffic Study- Amendment PUD2013- North.JPG; Executive Sum Map - Forest Entry.JPG; Executive Summary Map Legend- Visual Entry BF Road lite.jpg; 6 MAP - Exisiting 2013 PUD Portion N of Research P.JPG

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Hi Katie,

Thanks for a good job at the meeting last night. I did not get a chance to sign in - line was too long and mtg started.

here is my contact info:

Judy von Ahlefeldt 8255 Forest Heights Circle CS, CO 80908

e-mail: <blackforestnews@earthlink.net> Cell = 337-5918

Please add me to the list.

Attached is what I was planning to say (and basically did - but I did not read it verbatim into the record + 4 attachments.

I will send some post-meeting comments later.

Judy von Ahlefeldt

Temporary access will be allowed to Old Ranch Road from the PF Water Tank site until such time as a permanent access road is constructed within Wolf Ranch.

No direct vehicle access will be allowed from Wolf Ranch to Old Ranch Road. The Wolf Ranch development is not responsible for any improvements to Old Ranch Road.

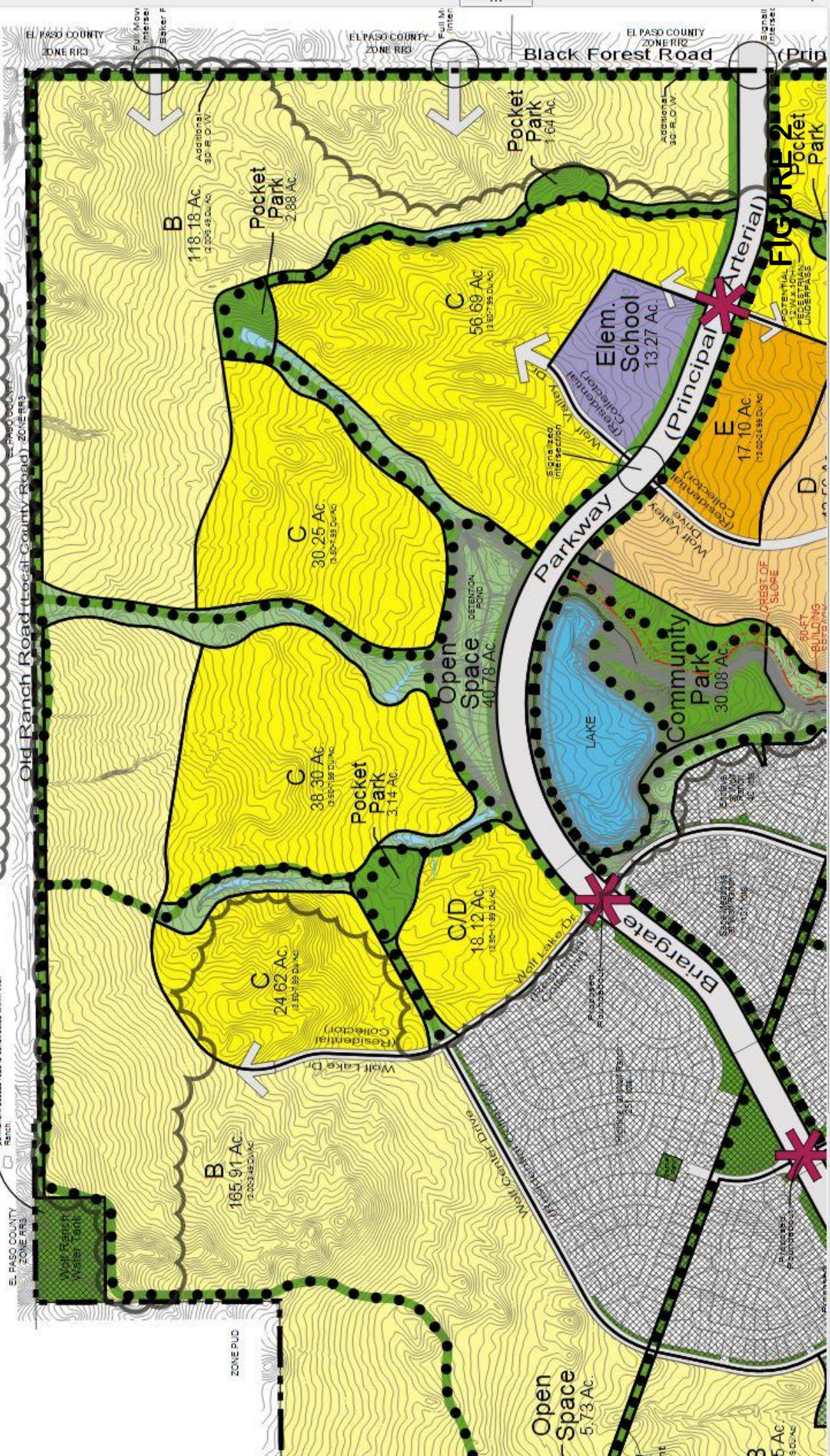


FIGURE 2
POTENTIAL 12 IN X 10 IN DISPERSED DEVELOPMENT

DATE: 08/11/2011
 TIME: 10:00 AM
 PROJECT: [illegible]
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 APPROVED BY: [illegible]

SCALE: 1" = 100'

LEGEND:
 [illegible symbols and text]

NOTES:
 1. ALL AREAS SHOWN ARE SUBJECT TO THE LATEST REVISIONS OF THE [illegible] AND [illegible] MAPS.
 2. THE [illegible] AND [illegible] MAPS ARE THE BASIS FOR THIS PLAN.
 3. THE [illegible] AND [illegible] MAPS ARE THE BASIS FOR THIS PLAN.
 4. THE [illegible] AND [illegible] MAPS ARE THE BASIS FOR THIS PLAN.

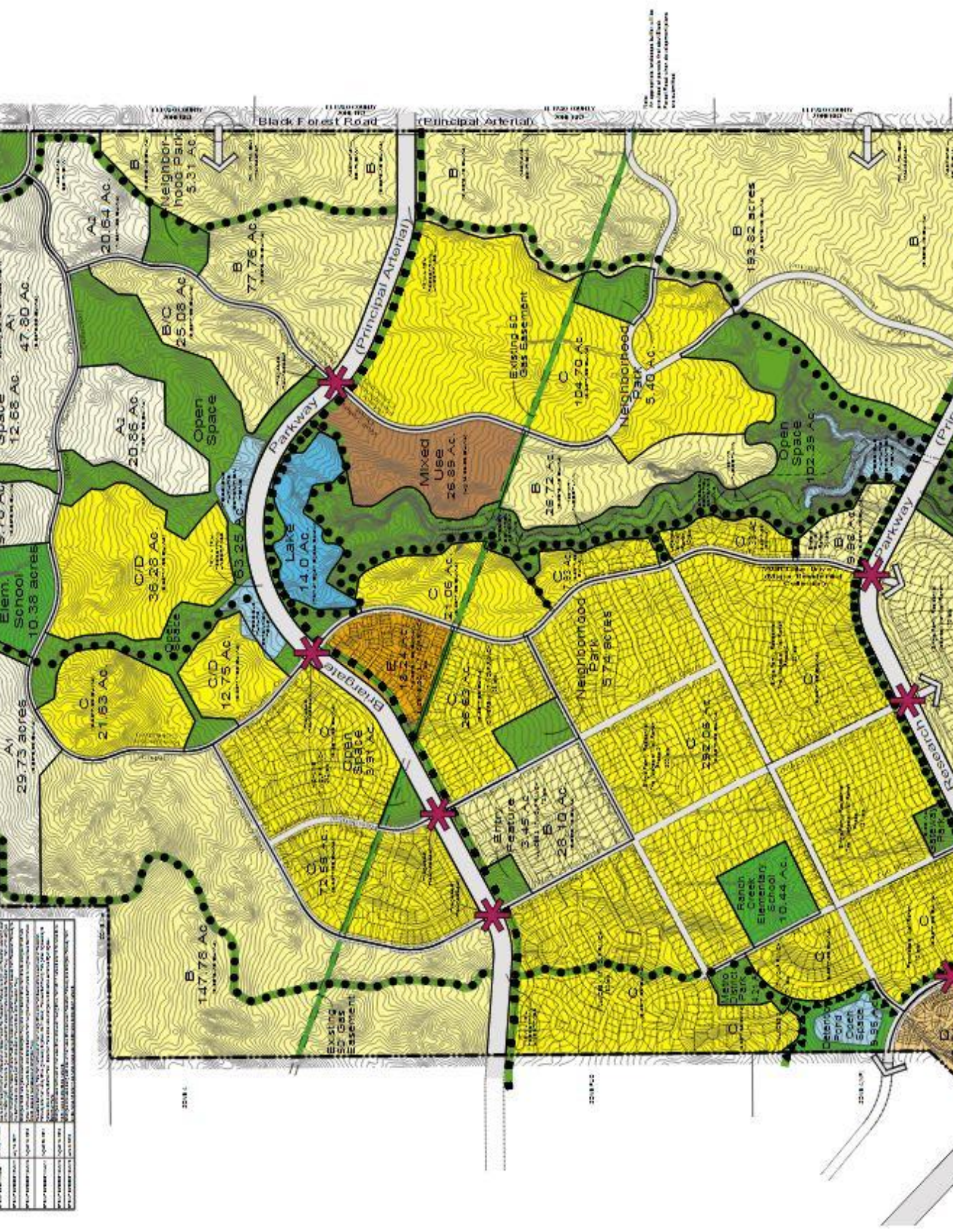


FIGURE 2

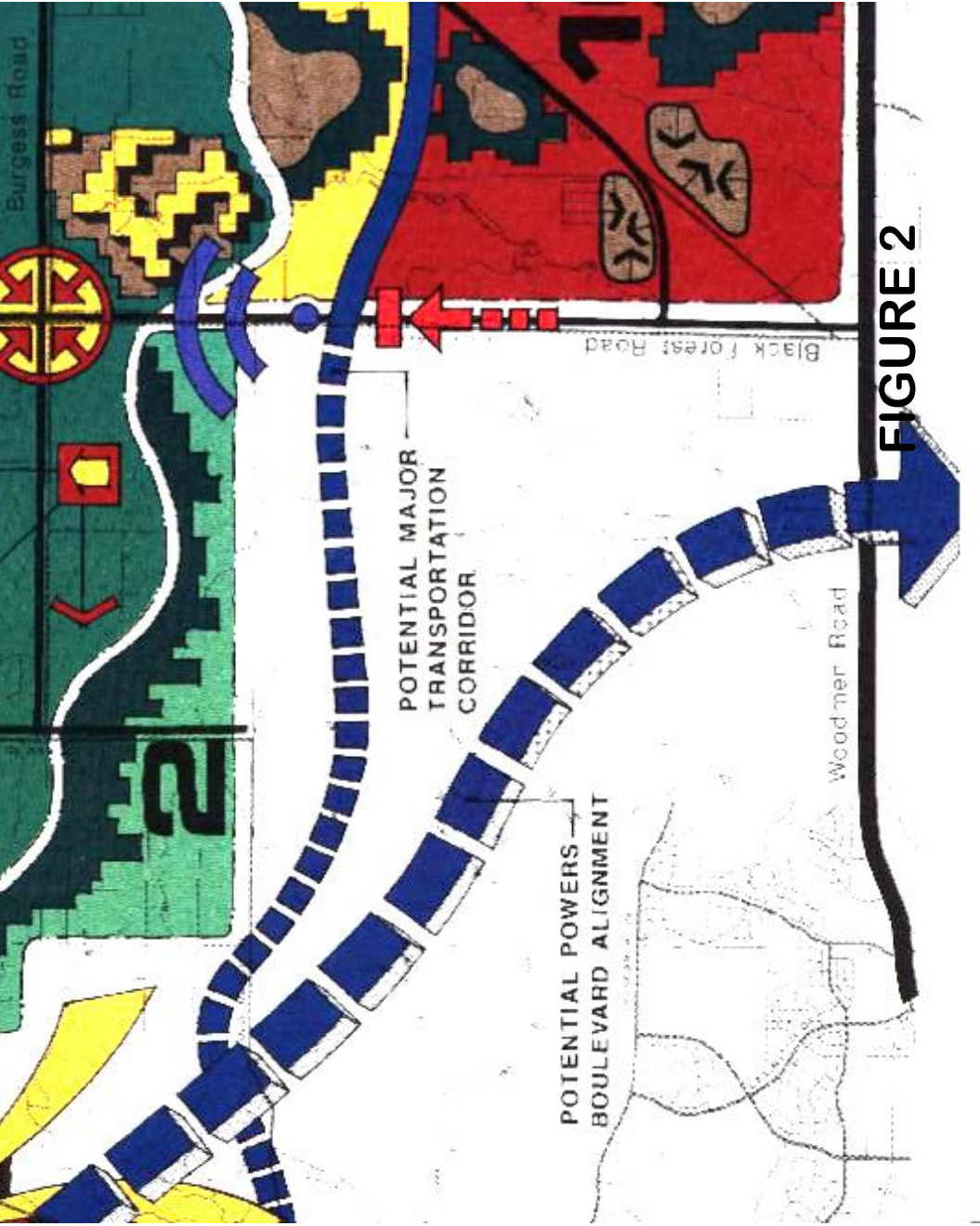
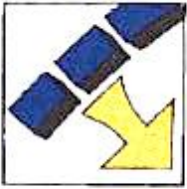


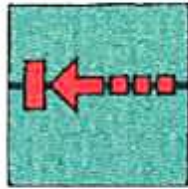
FIGURE 2



Orient higher intensity and higher profile uses between the Powers Boulevard Corridor and Interstate 25.



Encourage new development to preserve and enhance natural topographic features and to have a low visual impact.



Discourage through-traffic.



Maintain and enhance visual entry & exit points.



FIGURE 2

Carleo, Katie

From: Kim Martinez <eloyandkim@gmail.com>
Sent: Monday, January 28, 2019 1:52 PM
To: Carleo, Katie
Subject: Wolf Ranch Master Plan Amendment

Categories: REMINDER/ Follow-up

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Hello Katie

This is Kim and Eloy Martinez - we will not be able to attend tonights meeting. However, can you briefly indicate what type of proposed changes are being referenced - mainly for the large open space. We back up to this open space.

Thank you,

Eloy and Kim Martinez
6274 Rowdy Drive,
Colorado Springs

Carleo, Katie

From: Dan Davies <dan@ablelinktech.com>
Sent: Sunday, January 27, 2019 9:34 AM
To: Carleo, Katie; CONNER, Karla K.
Subject: Citizen Feedback on Wolf Ranch Master Plan Amendment
Attachments: Citizen Feedback on Wolf Ranch Master Plan Amendment - January 2019.pdf
Categories: REMINDER/ Follow-up

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Good morning Ms. Carleo and Ms. Conner,

We have reviewed the latest proposed change to the Wolf Ranch Master Plan, File Number CPC MP 05-00080-A7MJ19.

Please consider the attached letter which provides feedback on this amendment. I am not able to attend the meeting on January 28th due to a prior obligation. If possible, please be sure that the members of the planning commission who will be voting on this amendment have the opportunity to consider our strong opposition to this amendment as stated in this letter.

Thank you,

Dan Davies

Carleo, Katie

From: Cindy Leonard <Cindy.Leonard@nbhbank.com>
Sent: Wednesday, January 23, 2019 6:03 PM
To: Carleo, Katie
Cc: Wysocki, Peter; Herington, Meggan; PlanningDev
Subject: Wolf Ranch Master Plan Amendment
Attachments: frank & beans .jpg; wolf ranch.png
Categories: REMINDER/ Follow-up

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Katie,

I was dismayed to receive the planning and development notification in the mail on Friday. While I would have hoped the Master Plan as it was presented years ago would have held since it was thoughtful to the neighborhood, I should have realized that greed from the developer would take over. We are a small community on Old Ranch Road and not a part of the city, so I know that it is hopeless to go up against the city and especially against the mega giant Jenkins and Norwood. They own a ton of land and as you well know have not always been good stewards to the city when it comes to storm water issues and growth. I see too that they have been paying something like \$1.00 a year in taxes on this acreage because they get someone to put cattle on it so they can call it agricultural. That is a crime and a travesty to the city. This has been planned as a development for quite some time and the poor elderly lady that is an original decedent of the Wolf family next door to me has to pay \$5000.00 a year in taxes on a vacant 20 acre parcel left to her by her father. Shame on Jenkins and shame on the city for allowing this.

I am fine with zero access from Old Ranch Road into Wolf Ranch. I am not fine with changing the lot size designation along Old Ranch to the density suggested. The original proposal of 1 acre lots as a buffer to the Wolf Ranch development is appropriate and necessary since our homes on Old Ranch sit on 7-20 acre lots. Most homes currently being built in Wolf Ranch sit on 8000-9000 sq. feet and I am attaching photos that reflect the narrow path between the window wells of these homes. I do not see why the City of Colorado Springs would find it necessary to force people to live on such small lots by approving this in the development plans. I was just only given this information on Friday so it makes it impossible for me to poll people in Wolf Ranch that recently bought a home and ask them...."do you wish that you had a larger lot size?". I would venture to say that if such poll were given then 100% of them would say yes.

I realize you can double or triple your tax revenue by building 3-4 homes on an acre, but you will have drainage and water issues. My home sits at almost 7500 ft. in altitude and everything runs down into Wolf Lake and the first hail storm or heavy rain will bring the homeowners drainage issues, I can guarantee it as I have seen it happen to all those homes on Cowpoke. Jenkins runs over the City on everything else, how about a win for once in the City Planning department. Make them modify the B designation back to an A to create an appropriate buffer between our two neighborhoods. Give this neighborhood what the City proposes some diversity by having homes on 1 acre lots so children can play and the ground can absorb the inevitable rain:

Goal VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

Secondly, it is also difficult to understand why there is a request to change the commercial usage at Research and Powers. That is the last intersection on Powers that needs an overpass, so better suited for commercial than single

family. Luckily I do not have to drive on Powers, but the traffic in the morning is typically at a standstill from Woodmen due to the stoplight on Research and It is only a matter of time before the overpass will be built. This is not an area for single family homes.

Lastly, the development of this subdivision has created an enormous amount of traffic on Black Forest and on Woodmen. The addition of the wide intersection at Research has helped alleviate that a little, but the developer should be held responsible for some of these improvements. The 4 way stop at Cowpoke is clumsy and the traffic is typically lined up all the way to Research Southbound or Vollmer for Northbound any morning. The Eastbound traffic on Cowpoke is impossible to see when entering the 4 way stop because the stop sign is set back to the future width of that intersection and needs to be corrected until the intersection is widened. I was looking forward to some sort of retail or commercial from a convenience perspective and all we have gotten so far is a Memory Care facility at Tutt. The affordable housing that was built at the corner of Black Forest and Woodmen is great but there are no services close by, no sidewalks and a Park-n-Ride that is not serviced by mass transit of any type.

I have also attached a picture of Frank and Beans....the two prong horns that have taken up residence in my front yard. I am not sure where the herd of around 100 is migrating to, but they are sad about this proposed change in zoning too and are a part of this majestic landscape. Open space would be great, but for now my front yard will have to be their open space. Hey maybe we will get lucky and some environmentalist will find a rare strain of flower or another jumping Prebble Mouse to disrupt the whole thing....wouldn't that be lovely!

Thank you
Cindy

Cynthia Leonard
5980 Old Ranch Road
Colorado Springs CO 80908
719-260-2279

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Carleo, Katie

From: Ivando Arroyo <ivando.arroyo@me.com>
Sent: Tuesday, January 22, 2019 8:57 PM
To: Carleo, Katie
Subject: Wolf Ranch Master Plan Amendment - Resident Concerns

Categories: REMINDER/ Follow-up

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Ma'am,

After reading the Wolf Ranch Master Plan Amendment, we have several concerns about the proposal that we would like to voice, specifically related to the southwest area of the master plan (13.71 acres) by Powers and Research.

1. Zoning proposal change - Originally, this area was zoned as a Neighborhood Commercial site and there is even a sign that publicly announces it as such. Our concern is that expectations of the market have already responded to that information, in possibly higher housing prices. Changing that zoning from commercial to "D" 7.99-11.99 DU/AC planning area may result in depreciated housing prices from the current market valuation. Further, this representation that there would be some sort of commercial site at this location was detrimentally relied upon by us when we bought our house, and others in the neighborhood, who expected that a commercial site would be developed. We expected that this commercial site would be beneficial to us (i.e., restaurant, grocery store, etc.). There is no benefit to us or others in neighborhood if the site is developed as a "D" 7.99-11.99 DU/AC planning area.

2. Grocery/Supermarket user for the site - The original Master Plan was approved in 2001 - nearly 18 years ago. True that since then, several additional commercial sites have been developed along the Powers Corridor in the near vicinity of the site. The proposal mentions the Super Walmart at Woodmen/Powers and the Super Target at Union/Powers as immediate competitors in the local area. However, in the 18 years since the Master Plan has been approved, why is it that the 13.71 acres by Powers and Research have not been developed as a Commercial site? It appears that we are in this position today because of the decisions made by the developers that prevented this area from securing the first mover advantage, thus resulting in a perceived "lost market for commercial activity at this corner of the Master Plan".

As stakeholders in this decision, these concerns need to be addressed during the planning process and we would like them to be included as part of the public record and forwarded to the applicant for review and consideration.

Respectfully,

Ivando and Jenna Arroyo

Carleo, Katie

From: Michael Ledeboer <mkledeboer@gmail.com>
Sent: Tuesday, January 22, 2019 12:46 PM
To: Carleo, Katie
Subject: rezoning proposal for wolf ranch

Categories: REMINDER/ Follow-up

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Hi Katie,

I wanted to send a message expressing that I am highly opposed to the rezoning request made by the developer of Wolf Ranch.

I will attempt to participate in the upcoming meeting, but also wanted to send this email.

Thanks,

Mike

617-272-5263



Virus-free. www.avast.com

Carleo, Katie

From: Tonja P <tonja1269@gmail.com>
Sent: Monday, January 21, 2019 11:16 PM
To: Carleo, Katie
Subject: Wolf Ranch

Categories: REMINDER/ Follow-up

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Ms. Carleo,

It has come to my attention that the city of Colorado Springs intends to build apartments in Wolf Ranch. I am extremely concerned about this! We purchase our home in this neighborhood because the developers planned only build homes. I am disappointed with hearing about proposal. Please let me know what my neighbors and myself can do to protest the proposed changes. Thank you for your help. I am looking forward to hearing back from you.

Respectfully,

Tonja Phillip's
5925 Rowdy Dr
Colorado Springs, 80924

Carleo, Katie

From: Connie Weber <connie.weber3@gmail.com>
Sent: Monday, January 21, 2019 9:33 AM
To: Carleo, Katie
Subject: Wolf Ranch Master Plan Amendment

Categories: REMINDER/ Follow-up

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Re: Public Meeting Jan.28 at Legacy Peak I would like to submit a comment concerning the proposal to change commercial property to residential zoning. I think that it makes good and safe use of this land (corner of Research, Grand Cordera, and Powers) to build townhomes for following reasons:

1. Traffic flow and issues along Grand Cordera have increased substantially in last year. A major grocery store was never going to have easy access.
2. Entrance to JMWeston "The Townes" is a private road (brown street sign) and should not be used for access to a commercial area.
3. Townhouse units tend to have fewer children per unit as opposed to single family low income residences.
4. Apartment complexes have too many residents for such a busy corner.
5. Grand Cordera has just had a massive apartment complex added north of Bonaventure which will soon have a substantial impact on traffic flow.
6. A commercial strip mall will change the residents' and developers' vision for Wolf Ranch as a residential and safe community. All commercial necessities are available on the west side of Powers.

My input for Norwood Developers is that this land be zoned for townhouse/patio home development.

Thank you for your time,

Connie Weber

(Resident who is unable to attend this meeting) Sent from my iPhone

Carleo, Katie

From: Chris Weyand <texweyand@gmail.com>
Sent: Monday, January 21, 2019 9:30 AM
To: Carleo, Katie
Subject: Wolf Ranch Rezoning

Categories: REMINDER/ Follow-up

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I strongly oppose the rezoning of Wolf Ranch undeveloped properties to high density for apartments. This was not the plan that I was shown when I purchased and would add significant traffic and possibly revalue my house value.

Please keep it a SF neighborhood.

Many Thanks

Chris Weyand

Carleo, Katie

From: Lisa Naillon <lisa_ainge@hotmail.com>
Sent: Monday, January 21, 2019 7:24 AM
To: Carleo, Katie
Subject: Zoning Changes in Wolf Ranch

Categories: REMINDER/ Follow-up

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Hello Ms. Carleo -

I am emailing you to let you know I do not want to see zoning changes for the Wolf Ranch area to move to high density housing. This was not in the housing plans when we built in this area and it concerning due to traffic congestion and has the potential to bring down property values.

Thank you in advance for your attention to this matter.

Lisa Naillon
(719) 985-1314

Carleo, Katie

From: Richard Cress <rcress4331@aol.com>
Sent: Friday, January 18, 2019 3:44 PM
To: Carleo, Katie
Subject: Wolf Ranch

Categories: REMINDER/ Follow-up

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The file number does not fit in the provided space. Please send a copy of the application and plans to rcress4331@aol.com.

Thank You.

Richard Cress
6590 Old Ranch Road
Colorado Springs 80908

FLOYD AND TERRI ROBERTSON
5718 Paladin Place
Colorado Springs, CO 80924
(719) 660-9282
robertsonft@mac.com

January 30, 2019

City of Colorado Springs
Catherine Carleo, Principal Planner
Planning and Community Development, Land Use Review
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80901-1575

Re: Wolf Ranch Master Plan Revision Proposal

Dear Ms. Carleo,

Nor'wood Development (Nor'wood) has proposed a major revision to the Wolf Ranch Master Plan, changing four significant aspects of its planned development. We, Floyd and Terri Robertson, reside at 5718 Paladin Place in Wolf Ranch and have an interest in this proposal. Regarding each aspect proposed, we have the following comments:

- 1) Proposal to revise the planned Neighborhood Commercial site on the northeasterly corner of Research and Powers to a D Residential area, 3 to 8 residences per acre. Nor'wood has expressed this change is needed because 1) the need for retail commercial development locations for the area is already being met by developments at Woodmen and Powers and at Briargate and Powers; 2) Nor'wood worked extensively to market this location to King Soopers and Safeway, with no success; and 3) new trends in delivery and online service are eliminating need for box stores to a great degree.

Terri and I believe this action is premature for two major reasons: 1) This site was never a good choice for one of the major grocery chains in the area. It is much better suited to a specialty chain such as Trader Joe's, Lucky's, Whole Foods or Sprouts, with a smaller footprint, easy accessibility from two major thoroughfares (Research and Powers) and central proximity to two major high end employers (the two hospital complexes), and could be supported by other minor retailers such as a CVS, as Starbuck's, a restaurant chain or two, and specialty retailers such as cleaners, personal care, or other such businesses. An effort to seek such businesses seems would have a much greater chance of success; and 2) the change would be better made after completion of the new Research/Powers interchange and a reasonable time period afterwards to allow real marketing efforts. We believe Nor'wood simply wants to capitalize on revenue opportunity now in lieu of a prospect that might better fit the neighborhood but take more time.

Should the Commission and Council decide to allow Nor'wood the change they request, we do support their proposed D designation as opposed to any designation that might allow multi floor

apartment development. We also applaud Nor'wood for seeking to avoid development like a convenience/gasoline store, and certainly want to avoid development such as a Storage facility.

- 2) Proposal to eliminate the current Community Park and convert it to D Residential development, and develop a park system along Cottonwood Creek and along the trail system in the east (Revel) portion of the development. Nor'wood advises their belief that this would create a great walking community area and be very similar to Monument Valley Park in central Colorado Springs.

Terri and I believe this action dramatically reduces the acreage planned for parks. This seems clear by the very obvious reduction in "green" on the master plan. I believe the Community Park site was planned to be some 30 plus acres. Nor'wood also planned 3 neighborhood parks of 5 or more acres apiece, plus some park like development around Wolf Lake and trail systems that had green areas along them. The proposed plan eliminates the 30 plus acre park, suggests three or so park like areas along Cottonwood Creek and suggests 5 or 6 smaller park areas along the trail system through the Revel area. The park areas shown along Cottonwood Creek together do not meet the size of the previous Community Park area, even if combined, nor do they indicate parking access areas – note that such parking access is found at locations along Monument Valley Park. These should be revised to do so. Also, the 5 or 6 park areas along the trail system in Revel together with the park areas along Cottonwood Creek do not appear to have nearly the space to accommodate park features such as soccer fields, tennis courts, or picnic grounds, all features found in Monument Valley Park. Conceptually, the idea of a linear park area connecting larger park areas seems positive, but it needs to retain features associated with larger parks like Monument Valley and to provide access other than just by the trail system, i.e. needs to include limited parking areas. Further, Nor'wood needs to clarify scheduling to develop the Cottonwood Creek proposal. If it is to be on the same Parks Department driven schedule that we heard earlier, i.e. likely 20 to 30 years in the future, such development is just not acceptable. It would need to occur, firmly, within the next 2 to 4 years.

Note that as recently as last fall, Nor'wood expressed that construction will occur on Valemont Park in the existing Wolf Ranch area in summer of 2019 with completion late in 2019 or 2020. At the meeting on January 28, Nor'wood completely ignored this park, not mentioning its schedule at all. Since that site is now completely surrounded by constructed, occupied homes, Nor'wood needs to be held to that planned timing before any revision to the parks plan is approved by the Commission or Council. Otherwise, one must believe their assurances are worthless.

- 3) Nor'wood proposes to revise the Revel area, south of Briargate and between Cottonwood Creek and Black Forest Road, incorporating more C/D Residential areas and reducing the A Residential areas, especially between Research and Briargate just west of Black Forest Road.

Terri and I would like stronger assurance from Wolf Ranch that it will continue to provide the variety of development promised, with a mix of C/D and A type development. We don't object

to the plan as shown, but are very concerned that the long term intent of Nor'wood is to crowd as many homes as possible and press for more and more C/D development. We believe the infrastructure of roads can handle what is proposed, but traffic will be a bigger and bigger issue if any further density increase is proposed.

- 4) Nor'wood proposes several changes north of Briargate, including moving the proposed elementary school , revising some A Residential areas and some of the C/D Residential areas, and eliminating the Black Forest Road/Old Ranch Road interchange plan.

Terri and I have no objection to this plan as shown, though, as mentioned above, we are wary of Nor'wood's tendency to revise the A Residential areas to C/D Residential areas.

Overall, as residents in the older area of Wolf Ranch, fairly near Research and Powers, our interest is clearly to best manage the Neighborhood Commercial area at that intersection and to develop a neighborhood with real variety in parks and development. Our direct interest therefore is most focused on items 1 and 2 above. We ask that Nor'wood seriously consider increasing the park area they show on the revised Master Plan to at least equal the acreage previously planned for parks and allowing uses that are not just trails and playground equipment, as well as a variety of access. We also ask that Nor'wood consider extending efforts to market the Neighborhood Commercial site, focusing on more upscale, specialty retailers instead of just big box grocers. If those continue to fail for three years or so after the interchange is built, a revision to C/D Residential development is probably warranted.

If you have any questions regarding our comments, please contact me at (719) 660-9282 or at robertsonft@mac.com. Also please keep us advised regarding public meetings and hearings on this proposal. Please note that we did not receive a notice (green card) on this proposal, even though we live only about 3 blocks from the Neighborhood Commercial site. Thank you for your consideration.

Yours truly,



Floyd and Terri Robertson

cc: Tim Siebert, Vice President, Nor'wood Development

Carleo, Katie

From: Dillon Small <ny9707@gmail.com>
Sent: Wednesday, April 24, 2019 9:28 PM
To: Carleo, Katie
Subject: CPC MP 05-00080-A7MJ19

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Ms Carleo,

I am writing to express my sincere disappointment and disapproval of the proposed changes to the beautiful Wolf Ranch subdivision. What was billed as a fully-imagined single-family-dwelling neighborhood, complete with parks, trails, a lake and rivers, and small community retail center is rapidly changing to become a run-of-the-mill, overcrowded, under optimized, money grab by developers.

The proposed plan runs contrary to economic reports comprised in your file on this project - and complicates the housing crisis (by building more multiplexes as can be found littering the entire sprawl down Powers near Cordera/Wolf Ranch. Removing parks, a retail center, and parks - and replacing them with multi-family low-rent duplexes you crowd out the population that had made Wolf Ranch something special.

Please instill our faith in your city planning, protect our property values, decrease the crunch on single family dwellings, and maintain what makes Colorado Springs so special. Do this by protecting Wolf Ranch parks, prioritizing space and land for current and future home owners (not short-term renters), and focusing on economic boosts that will last and benefit those raising families in this beautiful community.

My family and I vote no on the current proposal.

Very Respectfully,
Dillon Small

Husband and father to two beautiful children (aged 4 and 2) that love these parks!

Carleo, Katie

From: James Ferrier <jafferier@yahoo.com>
Sent: Tuesday, April 23, 2019 8:22 PM
To: Carleo, Katie
Subject: Wolf Ranch Master Plan Amendment

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The parcels along Black Forest Road that are south of Briargate Parkway and north of Research Parkway should not be permitted to have a C density. B density should be the maximum permitted, like those north of Briargate Parkway. A density would be even better.

The speed limit on Black Forest Road should be 40 mph from Research Parkway to Old Ranch Road, both north- and south-bound. Turning lanes are definitely needed in that whole stretch.

James Ferrier
9512 Cairngorm Way
719-694-4211

Carleo, Katie

From: Sarah Stockwell <sarahjstockwell@yahoo.com>
Sent: Tuesday, April 23, 2019 10:49 AM
To: Carleo, Katie
Subject: Objection to the new plan for Wolf Ranch 4/22

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Hello,

we live off South Holmes Road, just north of the new Wolf Ranch development and having seen the new plans for the development along the northern and eastern edge, I have solid objections.

The density increase reason for the northern edge of there being no demand for 1 acre lots is absolute nonsense. The reason for lower density housing between 5RR of county land and city, is to manage the transition, not to meet demand, or rather financial goals for the developer. This will adversely affect our rural residential neighbourhood and vastly increase noise, especially during the many years of construction. The parks provision in this interface is also too low - there is simply not enough greenspace to transition from the postage stamp lots of overbuilt, overpriced homes to the rural setting of Black Forest. There have been no problems for developers selling homes on north fork that adjoin county property on the eastern edge of Howells Road, by Pine Creek High School and this model of a gradual increase in density - of 1+ acre lots at any area along these boundaries should be maintained. In fact, these lots are always highly sought after. Flying horse is simply too far away to be a real alternative to providing these lots in accordance other developments.

Additionally, the water supply for these homes is simply not there.

There are also way too many homes being built on this property, without the transportation and road links to support it.

Sincerely,

Sarah J Stockwell.

Carleo, Katie

From: Jeff Pedersen <jeff.pedersen25@gmail.com>
Sent: Thursday, April 25, 2019 9:44 PM
To: Carleo, Katie
Subject: Wolf Ranch Master Plan Amendment

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Katie,

Comments following the 24 April Community meeting and the developers proposal to change the Wolf Ranch Master Plan as resubmitted 22 April.

1) At previous meeting, developer (Tim) touted the importance of inter-connectivity of the Wolf Ranch development. It was on several of his slides and he mentioned it several times. He also stated that he would add to the resubmitted plan a way for Remington to access the rest of WR. However, the 22 April still does not show a direct connection between Remington and the rest of WR. Proposal: currently northeast of the Tutt and Cowpoke road intersection there is a bike/foot bridge (utility/waste water from the Legacy Peak Elementary school area) that runs east/west across the ravine. I suggest a similar bike/foot bridge be construct to connect Remmington to the east side of the existing bridge there by connecting Remmington to the planned trail system and access to the K-12 campus.

2) There are several places on the 22 Apr plan identified as 'parks' with associated acreage that probably shouldn't count. For example, directly south of the recently constructed lake is a depicted 30.08 acre park. However, having recently walked around that area, the majority of the depicted park space is actually spill way covered with large rock (to prevent erosion?) and the actual ravine itself. While some of the 30.08 acres might be able to be turned into a park it is probably much less that 30.08 acres. Another example is further south along the creek where a 4.53 acre park is depicted but mostly straddles the ravine. In terms of park size vs community vs requirement to have so much park space for a population within a given distance, I don't think this would count either. End result would be over estimation of park space by the developer and/or the requirement to add more 'real' park space to meet city requirements.

3) Support decreased density of northern portion of WR development back to 'B'

4) Concerned about access and escape routes from norther portion of the development. Somme buffer space (~200') with trails along the northern boundary is good but no access to Old Ranch Road means the entire northern portion of WR has to go south to Briargate to get out of the community. In the event of a fire or other issue that may require people to get out quickly. It really limits the escape options to two ways out (one goes east or west on Briargate). Consider limited access from WR to Old Ranch road as an additional northern escape route in case of emergency or for emergency services to get in.

5) Request D20 review of increased density housing directly adjacent to the two school areas (proposed Briargate elementary location & K-12 location). I do not agree this high density should be directly adjacent to the schools for traffic and school safety issues.

Thank you,

Jeff Pedersen

Carleo, Katie

From: Denton Desquitado <ddesquitado@gmail.com>
Sent: Friday, April 26, 2019 5:46 AM
To: Carleo, Katie
Subject: Wolf Ranch Proposal

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Ms. Carleo,

We are Wolf Ranch residents and we support the proposal that Dan Cristescu has put forth. It is as follows:

- A. City hires an independent specialist to verify the developer's claim that " the proposed changes will not increase the WR density"
- B. We accept the plan WITHOUT High Density areas: E (apartment buildings) and D (townhomes). Keep it ABC, single family units. Keep all the parks.

Thank you in advance for your time.

Denton and Jennifer Desquitado

Carleo, Katie

From: just4ds <just4ds@aol.com>
Sent: Friday, April 26, 2019 5:40 AM
To: Carleo, Katie
Subject: Wolf Ranch Development Proposed Changes

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I do not agree with the developer's proposed changes as laid out for Wolf Ranch. As a homeowner in Wolf Ranch I do not want a plan that increases the density and thus traffic and noise to my community as I see this as detrimental to my standard of living and home value. See our community proposal below and thank you for your consideration.

Susan Gonzales
5929 Leon Young Drive, 80924

We propose :

- A. City hires an independent specialist to verify the developer's claim that " the proposed changes will not increase the WR density"
- B. We accept the plan WITHOUT High Density areas: E (apartment buildings) and D (townhomes). Keep it ABC, single family units. Keep all the parks.

WARNING: POTENTIAL JUNK, this email could be potentially harmful! (SPF SoftFail on Dot Gov)

Carleo, Katie

From: Maureen Rayner <rayner.maureen@gmail.com>
Sent: Friday, April 26, 2019 9:21 AM
To: Carleo, Katie
Subject: Wolf Ranch resining

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Ms Carlio,

I just wanted to take a moment and tell you that I hope the city does not approve a plan for Wolf Ranch that increases density and/or reduces the number of parks. Many homeowners bought into this neighborhood based on the neighborhood plan and I find it frustrating that the developer is trying to change it.

Thank you.
Maureen

Sent from my iPhone

Carleo, Katie

From: Nyquist, Lori (ETW - FLEX) <Lori.Nyquist@nike.com>
Sent: Friday, April 26, 2019 9:28 AM
To: Carleo, Katie
Subject: Wolf Ranch Re-zoning

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Hello Katie,

I am a resident of the Wolf Ranch Community. I would like to put my vote in on the new WR plan. I am voting to keep ABC, single family units and **DO NOT** allow for E (apartment buildings) and D (townhomes) with the revised plan. Keep all of the parks.

Thank you!

Lori Nyquist
6292 Leon Young Dr.
719-231-1254

Carleo, Katie

From: Dennis Russo <dennis.russo27@gmail.com>
Sent: Friday, April 26, 2019 10:15 AM
To: Carleo, Katie
Subject: Wolf Ranch Developers Plan

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Ms Carleo,

I am a member of Wolf Ranch and would like to provide my comments on the proposed development plan below.

My Name Dennis Russo
Address 5809 Harney Drive Colorado Springs Colorado 80924

I recommend the City hire an independent specialist to verify the developer's claim that " the proposed changes will not increase the WR density" I see density rising to 30 percent.

We accept the plan WITHOUT High Density areas: E (apartment buildings) and D (townhomes). Keep it ABC, single family units. Keep all the parks.

Respectfully

Dennis Russo

Sent from myMail for iOS

Carleo, Katie

From: The Den Colorado Springs <thedencos@gmail.com>
Sent: Friday, April 26, 2019 2:03 PM
To: Carleo, Katie
Subject: Wolf Ranch

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Hi Ms. Carleo,

Thank you so much for your time educating our neighborhood about the developers' proposed plans. As a resident of Wolf Ranch, I would like to state that:

1. The City needs to hire an independent specialist to verify the developer's claim that "the proposed changes will not increase the WR density"
 - A. I don't want Briargate and Research to be congested with traffic and/or need traffic lights in the future
2. We accept the plan WITHOUT High Density areas: E (apartment buildings) and D (townhomes). Keep the zones ABC, single family units. Please keep all the parks! Parks and trails are why we purchased our home.
 - A. No apartments near the elementary school or the lake.

Thank you again!
Kate Lythgoe

Carleo, Katie

From: SAKATA, RYAN J WG-10 USAF AFSPC 721 CES/CEOFE <ryan.sakata.1@us.af.mil>
Sent: Friday, April 26, 2019 6:57 AM
To: Carleo, Katie
Subject: Wolf Ranch

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Ma'am,

In regards to the Wolf Ranch rezoning I would not be in favor of having additional townhomes or apartment type buildings added to the community. I would only like to see single family homes added in the future.

V/r

RYAN J. SAKATA, WG-10-2805
ELECTRICIAN
21 CES OL-CM/CEOFE
CHEYENNE MOUNTAIN AFS, CO
DSN 268-3001
Commercial 474-3001

Carleo, Katie

From: Natalie Elzinga <wired.urban.life@gmail.com>
Sent: Saturday, April 27, 2019 6:36 PM
To: Carleo, Katie; Christopher Dougherty
Subject: Wolf Ranch Master Plan Amendment

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Hello Ms. Carleo,

We recently attended the planning and development meeting for the Wolf Ranch plan amendment on April 24th. This was our first time at one of these meetings and we thought you all did a great job with presenting and explaining.

We do have a few concerns we would like to express.

We live in the Remington section of Wolf Ranch and back up to the canyon on the west side. Currently our view is of the school and where the soon to be park will be located. We are worried with having ball fields there in place of a park. When the school expands and they put in their own fields with lights, then our entire back space will constantly have people and lights. We would prefer there be a park that we can walk over to and enjoy with trees and benches.

When our side is connected to the other side the school is located on, where will these connections be located? We are worried the bridge will be right behind our lot and worried about the heavy amount of traffic.

Please do not take Tutt to the school. That will ruin our view and we will have even less of a park.

We would like to touch on the townhome/affordable housing that is planned to be west of the school. Concerns are that this will devalue the community and also creates a potential unsafe environment for the children at the school. While we understand the idea of different pocket parks around the community, and the proposed cheap housing taking away from the initial large park next to the elementary school, the use of the full acreage towards a park PLUS other pocket parks through out the community will be much more desired amongst ALL homeowners with in the entire community. I don't believe that anyone with a home of \$375K plus will want or accept or vote yes on the "affordable housing" that's being proposed over having a fun open park, play fields, trees, benches, etc. that the entire space would provide for everyone in the neighborhood. Unless, are you planning to guarantee that only teachers will be living there?

Our last concern is for the protection of wildlife. We do love seeing the prong horns playing in our backyard and the beauty of Colorado's natural environment is what pulled us to move here. How can we move forward with the prairie necklace so these animals don't have to be pushed out and entirely relocate. What other solutions have you, the parks and rec and national wildlife services come up with to protect the Colorado land and wildlife?

Thank you for your time,
Christopher and Natalie

Carleo, Katie

From: Ben Lythgoe <ben.lythgoe@gmail.com>
Sent: Saturday, April 27, 2019 9:30 PM
To: Carleo, Katie
Subject: Wolf Ranch

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>> Hi Ms. Carleo,

>>

>> Thank you so much for your time educating our neighborhood about the developers' proposed plans. As a resident of Wolf Ranch, I would like to state that:

>>

>> 1. The City needs to hire an independent specialist to verify the developer's claim that "the proposed changes will not increase the WR density"

>> A. I don't want Briargate and Research to be congested with traffic and/or need traffic lights in the future

>>

>> 2. We accept the plan WITHOUT High Density areas: E (apartment buildings) and D (townhomes). Keep the zones ABC, single family units. Please keep all the parks! Parks and trails are why we purchased our home.

>> A. No apartments near the elementary school or the lake.

>>

>> Thank you again!

>> Ben Lythgoe

Carleo, Katie

From: Clifford Rakes <cliffordrakes@yahoo.com>
Sent: Tuesday, April 30, 2019 12:10 PM
To: Carleo, Katie
Subject: Wolf Ranch Ammendments

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Ms. Carleo,

Thank you for taking the time to read the concerns of the residents in and around Wolf Ranch. As a result of the rezoning meeting there are some concerns I and others have.

1. With the change from having a neighborhood commercial site being moved into a residential (townhome style) development. We completely understand and believe that is a viable option, though that should be the end of the higher density housing for the Wolf Ranch neighborhood. There should be no allowed E density housing (Apartments) in WR as there are many surrounding the entire community along its border with Cordera and to the south (near Woodman and Black Forest Roads). Especially next to the proposed site of the new elementary school. High density housing close to a school creates a nightmarish traffic scenario and potential for children to be hit with or without crossing guards. Already our community center and pool can not handle the amount of people in the neighborhood, and the neighborhood is not even 50% completed, and while the Rec Center is labeled Rec Center 1, there appears to be no Rec Center 2 on the map any longer. This may need to be researched further as I can not find reference other than word of mouth there was plans for a second. (when and where did that drop off the plan)
2. We appreciate putting the park next to the Legacy Peak Elementary School, though it needs to be considered to provide access to the park from all sides. Though putting a high density housing right next to the park and school poses a major concern. It will increase traffic flow and density, even with the right in right out proposed entry exceptionally close to what is currently two schools (center for modern learning and Legacy Peak Elementary) which will also be home in the future to a high school and middle school. When school campuses are as dense as that will be, having a complex which houses people more densely will create too high or traffic flow and congestion on top of the schools traffic. It is recommended that while the idea of parks being spread out creates opportunity throughout the community for enjoyment and should be done, placing high density housing next to it is unacceptable.
3. The density of the new WR plan is still higher by nearly 30% than the way it was originally approved, though developer claims deny this. It is proposed that a third party analysis is completed in order to determine the detriment that this increase will have on the surrounding communities, roads, and WR.
4. The roads within WR are being destroyed by the increase in traffic, especially Research, as it has numerous major potholes and curb damage which occurs faster than it can be fixed.
5. It was mentioned that the city will be analyzing traffic flow down Black Forest over the Summer to determine the need to widen and improve it up to Briargate. This is not going to capture any of the school traffic which is exceptionally heavy during the school year. Just today there was a line of cars from the stop sign on the corner of research on Black Forest all the way back to Woodman. and other cars trying to get into the line as well. It creates massive congestion as the single lane road that it is, and analyzing it when school is not in session will not capture the density it actually sees.

Recap:

Reduce the amount of higher density housing (D & E), through the allowance of letting D density housing be built on the site of what was supposed to be the commercial property.

Address with the developer what happened to the proposed second Rec (community) center.

Allow the reduction of park size near legacy peak but do not permit E or D density housing be built that close to the school as traffic implications would impose a threat to children safety, and density would be further aggravated by the building of the future high and middle schools in that area as well. B or C density would suffice.

Higher a third party to assess the increase in population density as the proposed changes implicate, which neither the community entries, roads, or utilities are designed to handle.

Assess Black Forest Traffic during peak times of use (during the 9 months school is in session) not during the summer when traffic on Black Forest Road is minimized.

Thank you for taking the time to read our concerns. Have a wonderful rest of your week.
Clifford Rakes

Carleo, Katie

From: Heather Seminelli <hseminelli@gmail.com>
Sent: Wednesday, May 01, 2019 3:38 PM
To: Carleo, Katie
Subject: Wolf Ranch Master Plan Amendment

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Ms. Carleo,

Thank you for your work to examine this proposal by Norwood. I attended the meeting and have read through all of the developer comments, and still have a few comments in return. I tried to group them in relation to the review criteria.

Land Use Relationships: 1: The master plan does not include a network of interconnected streets with good pedestrian and bicycle connections for all residents, notably Remington.

Transportation: 5: The master plan does not provide opportunities for alternate transportation modes for the residents of Remington.

I had quite a bit of time to think through this last weekend during the beautiful weather as I had to drive my daughter from the Remington portion of Wolf Ranch to the school in order for her to use the playground. Our next door neighbor also was taking her daughter to the park, and once they were in the car decided to keep going and not even use a park in Wolf Ranch because there are better parks in town to drive to. Another neighbor loaded up his family's bikes to go ride around the new lake. I don't have a bike rack, and from my brief online shopping it looks like it will cost me about \$400 to buy a quality bike rack that will fit all of our bikes. I was surprised - \$400 was not even a top of the line bike rack. It's fairly middle of the road, and will likely end up being more as I have to buy a couple accessories to fit a women and kid bike. This probably sounds petty given the price of my home, but I already spend a lot of money to live in Wolf Ranch, and now to access the facilities I am also paying for through taxes and the HOA.

I heard in the meeting that Norwood is going to examine the situation regarding a lack of access to the rest of Wolf Ranch, but their new master plan needs to include a bridge so we can access the rest of Wolf Ranch.

With the future schools that will be built near Legacy Peak, it is a public safety concern. Middle school kids are not going to go out of their way to take future Tutt into our area. They will skirt the non-existent shoulder of Black Forest. As for Norwood's claim that we will eventually connect using Cowpoke to Tutt, that road is not safe either. I don't even drive on that road because people drive so dangerously. There is no way I am riding bikes as a family on that road, or trusting any child to safely walk that way to get to school.

The main arguments being presented in favor of this plan seem to be accessibility and having parks to benefit more of the community. I think that's great. I just want to be able to use those parks without getting in a car.

Land Use Relationships: 1: The master plan does not include activity centers for all residents, notably Remington.

Public Facilities: 2: Recreational and education uses are not sited to conveniently service the population of the master plan, notably Remington.

These examples are why it is so important to those of us in Remington to have a safe way to access the rest of Wolf Ranch. We have no playground equipment in our section. I noticed our drainage area is now considered a "park" on this version of the master plan - which is an optimistic way to refer to a ditch that planted grass in because grass is cheaper

than rock. I firmly disagree with that categorization, and would like it to return to it's non-park status from the previous plan. A bridge across the ravine so that we can access the facilities that the rest of Wolf Ranch has access to would reduce my concern about these criteria.

Transportation: 2: This plan actually increases through traffic in residential neighborhoods, without improving connectivity and mobility (if you live in Remington).

The future Tutt extension will bring more traffic into Wolf Ranch, and that is also where we in Remington are supposed to send our kids to get the pool, park, or school. A bridge over the ravine would reduce the safety issues with increased traffic and our kids trying to access main Wolf Ranch.

Environment: 1: The land use master plan does not preserve the natural site features and view corridors that currently exist around Legacy Peak Elementary.

My next point is about the ~180 townhomes/duplexes next to the school. I came from New York where everything is crazy, high density living. I loved when I entered the school for the first time and could see Pike's Peak in the library. I really firmly believe that this section of housing is a disservice to future generations who are going to think we were crazy for allowing development that close to a school when it could have been an open space, a haven from pollution, and the place that antelope literally play like the song. The east coast would give anything to have open spaces. We have them. We should keep them.

Beyond the philosophical rationale, Research already cannot handle the traffic from Legacy Peak Elementary, which is not close to max capacity yet. I think it's a nice advertising claim that those are meant as housing that school employees can afford, but in reality there are not that many employees at the school. There are going to be people trying to leave for work at 0800, and I wish them all the luck in the world trying to get in and out of there. At 3:00 pm, the line on Research reaches past the proposed entrance to that area for residents. The current traffic flow cannot handle current traffic levels, much less future school enrollment increases and that many houses in that area. It is also a security concern to have that many homes that close to the school.

Lastly, while Norwood addressed the concerns about density north of Briargate, they did not mention density south of Briargate. Personally, as someone who lives at the farthest south edge of Wolf Ranch, I care far more about the density south of Research than north of Briargate. I would like to see Norwood address this with numbers just like they addressed north of Briargate.

Thank you for reading my concerns, and I hope that Norwood's next version of the plan has a bridge over the ravine.

Heather Seminelli
Wolf Ranch (Remington) Resident

Carleo, Katie

From: pjburnettfam@aol.com
Sent: Wednesday, May 01, 2019 9:42 PM
To: Carleo, Katie
Cc: pjburnettfam@aol.com
Subject: Comments on Wolf Ranch Master Plan Amendment (File Number: CPC MP 05-00080-A7MJ19)

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To: Katie Carleo (kcarleo@springsgov.com)

Subject: Comments on Wolf Ranch Master Plan Amendment (File Number: CPC MP 05-00080-A7MJ19)

After attending your most recent meeting on April 24, 2019 we submit the following revised comments on the subject Wolf Ranch Master Plan Amendment Development Proposal.

First, thank you for holding the Neighborhood Meetings (January 28, 2019 and April 24, 2019). As Wolf Ranch (WR) homeowners, we attended the meetings and reviewed the information found on your referenced database. And, after careful consideration we **STRONGLY OPPOSE** the Wolf Ranch Master Plan Amendment as currently proposed. Our position is based upon the following comments:

- First, very few changes were made to the most recent amendment proposal. Specifically, the most recent proposal ignored major areas of contention addressed during the January 28 meeting regarding past promises made to our Black Forest neighbors and Remington members of Wolf Ranch. Additionally, basic safety risks (especially for neighborhood children) and concerns/mitigations previously discussed were also disregarded. These include the risks/mitigations associated with adding high density units next to an existing elementary school, and the lack of planning/safety considerations regarding the major thoroughfares (Research & Briargate). Considered as independent actions, these may seem insignificant...but when taken in totality they clearly indicate a lack of commitment to the community and longer range planning.
- Next, many of our previous concerns and comments remain relevant. These include...
- - The overall DU/Acre increase or housing density. The density number changes proposed still do not make sense. Numbers presented indicated the new plan would change WR. As discussed during both meetings, Tim Seibert's explanation of the numbers was unclear, confusing and not believable. Our concern is not about the total number of houses in WR but instead is about the fact that the housing density in the remaining areas to be developed is going to go up as well as the concerns about the placement of the more densely developed areas. Such as the densely populated areas directly across from the existing Elementary school. These changes will significantly change the character of the WR community we all bought into. This needs to be further discussed and resolved--not ignored.

- - The placement of higher density buildings directly across from the elementary school. Tim Seibert indicated this could be potentially be housing for teachers. Really...as if a developer has any say in the issue! We are opposed to any high density units being built next to an Elementary school, it will significantly change the character of the community. We deliberately chose to invest and build in the WR community based upon what it offered as a planned community. To significantly change the character of that community by replacing proposed park space with high density units next to an elementary school at this late stage of development is a betrayal and broken promise to all of us who have already purchased here. The proposed park next to the school campus was discussed/promised/approved during an August 26, 2019 meeting with the Colorado Springs City Council when they approved an amendment eliminating/moving a planned 25 acre park within WR. It appears that once again the developer is seeking City Council approval to walk away from a previous community promise/commitment. However, since the majority of the WR community has yet to be built, these proposed changes will define the community—regardless of past promises or what has happened before.

- - As discussed in both neighborhood meetings Norwood needs to follow through with their previous obligations and promises. Their minor changes and failures to comply by themselves appear small, but when taken in totality their effects are significant. In addition to previous changes/promises to the WR Master Plan consider the following, residents who reside in the areas to the north and east of WR were presented a plan that showed they would not be sitting across from a densely populated development but would instead have a gradual transition to the Wolf Ranch development, thus giving them a bit of breathing room. Additionally, residents in the Remington neighborhood within WR were shown previously approved plans and made promises that have yet to be fulfilled.

- - We are not opposed to the proposal eliminating commercial property near Research and Powers in favor of more townhouses—this appears to be the best course of action. However, the townhouses as proposed should be of the same quality as existing WR units. Additionally, a WR entrance on the north side of Research should be constructed to match the aesthetics/functionality of the existing WR entrance on south side of Research to include sidewalks, landscaping, signage, etc.

- - This proposed Amendment affects all WR residents. The initial discussions on our Nextdoor social network indicated the meeting notice did not go to all WR residents/members and portrayed the neighborhood meeting as a minor discussion. Did the neighborhood meeting notice go to all WR members? If not, it should have. Especially since the Nextdoor app is an “unofficial” social site and not all WR residents are included. For our second meeting on April 24, the "newly changed" amendment documents were not posted in time to allow for a thorough review prior to the meeting. This is a "foul" for the due process consideration of this amendment.

Bottom Line: We bought into an approved plan and “vision” for WR. We subsequently made the largest investment of our life and purchased a house in this WR neighborhood. We are now concerned what the potential ramifications will be to our neighborhood, our investment, and us as we may suffer the consequences of negative changes to the character of our community. As homeowners, it now appears after we all bought into a plan/vision for WR the developer is doing a “bait and switch” for his gain... at our expense. The housing price we incurred for this community vision was a value we all independently assessed as worth the expense...to now change the vision in this way negatively affects our value assessment and breaks a promise. The City of Colorado Springs review process and leadership team should not let developers take advantage of citizens with a “bait

and switch” plan like this. If we had known about this proposed amendment, we would not have chosen the WR community as a place to build a house and make a home.

Respectfully,

Paul & Beth Burnett
5666 Cisco Drive
Colorado Springs CO 80924

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WARNING: POTENTIAL JUNK, this email could be potentially harmful! (SPF SoftFail on Dot Gov)

Carleo, Katie

From: blackforestnews@earthlink.net
Sent: Friday, May 03, 2019 11:02 AM
To: Carleo, Katie
Cc: me
Subject: Wolf Ranch

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Hi Katie,

A day late here - but no further comments. It is good that they made some adjustments along Old Ranch Rd but it needs to go further - still very minimal.

FYI - I talked to Tim Siebert after the mtg and offered to assist in a plan to restore the linear wetlands - they should all have willows and cottonwoods - no be so bare from grazing impacts.

I am hoping Parks can pick up the Prairie Necklace Idea and help implement it. My previous comment from January still stands.

Thanks so much for hosting a documented meeting - good process!.

Judy von Ahlefeldt

This email has been checked for viruses by AVG.
<https://www.avg.com>

Carleo, Katie

From: Michael Maldonado <maldojavadev@gmail.com>
Sent: Saturday, May 04, 2019 12:11 PM
To: Carleo, Katie
Cc: Winnie; michaelm6859@gmail.com
Subject: Proposed Amendments to Wolf Ranch

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Dear Mrs. Carleo,

The purpose of my correspondence is to voice my family's opposition to the proposed amendment to the originally approved plan for Wolf Ranch. We bought into this neighborhood to get away from apartments and high-density neighborhoods.

People in apartments do not share the pride of ownership with Wolf Ranch homeowners. There is no skin in the game for those who rent. The transient nature and lack of permanence means people will not place the same value on their time here as the rest of us do.

With the pride of ownership, one cares what the neighborhood looks like and respects the noise level. What's more, we feel the numbers may have been manipulated on us in a bait and switch. It is dishonest and wrong to lure everyone into this neighborhood under the guise of one promise only to change that promise once the dollars have rolled in. For many of us this is where we will live until we die and this what we have chosen. Honesty should trump greed. We propose that an independent verifier be hired with no conflicts of interest to find the truth about the density numbers. We also vehemently oppose any "high density" areas: E (apartment buildings) and D (townhomes). We would like to keep it ABC single-family homes and keep all of the parks. We respectfully ask city planners to do what is right by those of us who have bought into this neighborhood under the previous plan. Plain and simple, we should get what we bought into and the city should hold the developer accountable to standards of honesty and integrity and to what they said they would do.

Thank you for your time and attention, we are counting on you to do the right thing.

The Maldonado Family

Carleo, Katie

From: Frank Coleman <cedar1861@hotmail.com>
Sent: Wednesday, May 08, 2019 2:45 PM
To: Carleo, Katie
Subject: Re: Wolf Ranch Master Plan Amendment

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Katie,

Thank you for responding to the email.

1st, I did not receive in the mail an official notification of the meeting. What address are you sending the notification to? Should be 8883 Stony Creek Drive, CO Springs 80924.

2nd If the notice was mailed out ten days prior to the meeting, should not the email notification be mailed 10 days prior to the meeting? The notification was emailed on April 22 for the meeting on April 24.

Is the City Code on line to review?

What is the next step in the process in the changing of Wolf Ranch development plan? Does the public have another opportunity to voice their opinion before the city council votes on the changes?

Thanks

Frank Coleman
847-641-1948

From: Carleo, Katie <Katie.Carleo@coloradosprings.gov>
Sent: Wednesday, May 8, 2019 9:01 AM
To: Frank Coleman
Subject: RE: Wolf Ranch Master Plan Amendment

Mr. Coleman –

Thank you for your email. Standard notification per City Code was done for this meeting. This included a mailing out and posting of the site ten days prior to the meeting.

In addition our standard period for comments was available to those to submit written comments to me. we do not do an official extension if someone what out of town and missed the ten day window, but as I expressed to other neighbors I am willing to continue to gather comments from neighbors prior to going to public hearing so they may all be part of the record moving forward to public hearing. You may submit comments to me via email.

Lastly, there are not official minutes that are compiled from neighborhood meetings. I document the conversations that take place and general concerns, as well as for this last meeting I did have our Neighborhood Liaison attend and she did take notes on large notepads for all to see. If you would like to view those notes please let me know and I can leave them for you to view at our office.

If you have any other questions please let me know.

Thank you



Katie Carleo, AICP
 Principal Planner | Northeast Team
 Phone: (719) 385-5060
 Email: kcarleo@springsgov.com

Land Use Review Division
 City of Colorado Springs
 30 South Nevada Avenue, Suite 105
 Colorado Springs, CO 80903



Links: [Planning & Community Development Home](#) | [Look At Applications Online \(LDRS\)](#) | [FAQ Pre-Application Meeting Request](#) | [Applications and Checklists](#)

Please consider the environment before printing this e-mail.

From: Frank Coleman [mailto:cedar1861@hotmail.com]
Sent: Tuesday, May 07, 2019 3:16 PM
To: Carleo, Katie <Katie.Carleo@coloradosprings.gov>
Subject: Re: Wolf Ranch Master Plan Amendment

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Katie,
 I have been out of town and was not able to attend the meeting on April 24 and voice my opinion on the changes to Wolf Ranch.
 However I do take issue with the short notice of two days for the scheduled meeting on April 24. Was the meeting published in accordance with public policy?

Also, where do get a copy of the April 24 meeting minutes to see what was discussed.

Since I was out of town and missed the May 2 deadline for comments, I would need an extension submit a comment.

Frank Coleman
 847-641-1948

From: Carleo, Katie <Katie.Carleo@coloradosprings.gov>
Sent: Monday, April 22, 2019 5:18 PM
Subject: Wolf Ranch Master Plan Amendment

Hello –
 Thank you for your email in regards to the current review of the Wolf Ranch Master Plan Amendment. At this time the application has been resubmitted with modifications per the discussions that were had with the citizens and comments from reviewing City agencies. The updated documents can be found online using the link below ‘Look at Applications Online’ and entering the file number: CPC MP 05-00080-A7MJ19. The updated master plan is the latest uploaded document labeled ‘Drawing’.

A second public meeting is scheduled to be held this Wednesday 4/24/19 at 6PM at Legacy Peak Elementary School (8701 Wolf Valley Drive *please enter from south doors) where there will be a presentation of the updated master plan. The developer has also drafted a letter in response to the previous comments received from the neighbors, the letter is attached here for your review.

In an effort to provide enough time for citizens to review updated documents and submit comments back to me I will be accepting comments until May 2, 2019.

If you have any questions please let me know.

Thank you

Katie Carleo



Katie Carleo, AICP

Principal Planner | Northeast Team

Phone: (719) 385-5060

Email: kcarleo@springsgov.com

Land Use Review Division

City of Colorado Springs

30 South Nevada Avenue, Suite 105

Colorado Springs, CO 80903



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 *Please consider the environment before printing this e-mail.*

Carleo, Katie

From: Michael Tyler <michael.tyler@cbauto.net>
Sent: Thursday, May 16, 2019 2:11 PM
To: Carleo, Katie
Subject: Re: Objection to Wolf Ranch Master Plan File number: CPC MP 05-00080-A7MJ19

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Great, thank you! I didn't know if you need it but here is my home address:

10955 S. Holmes Rd
Colorado Springs, CO 80908

Respectfully,
Mike

Michael L. Tyler

Owner

Christian Brothers Automotive A Nice difference.

CBA Woodmen | (719) 593-2302
7355 Duryea Dr. • Colorado Springs, CO 80923
ChristianBrothersAuto.com

On Wed, May 8, 2019 at 7:54 AM Carleo, Katie <Katie.Carleo@coloradosprings.gov> wrote:

Mr. Tyler –

Thank you for your email, this will be added as part of the record and reviewed with the resubmittal.

If you have any questions please feel free to contact me.

Thank you

Katie



Katie Carleo, AICP

Principal Planner | Northeast Team

Phone: (719) 385-5060

Email: kcarleo@springsgov.com

Land Use Review Division

City of Colorado Springs

30 South Nevada Avenue, Suite 105

Colorado Springs, CO 80903

 Please consider the environment before printing this e-mail.

From: Michael Tyler [mailto:michael.tyler@cbauto.net]
Sent: Tuesday, May 07, 2019 12:08 PM
To: Carleo, Katie <Katie.Carleo@coloradosprings.gov>
Subject: Objection to Wolf Ranch Master Plan File number: CPC MP 05-00080-A7MJ19

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Ms. Carleo,

I'd like to file an objection to the Resubmitted Master Plan Dated 4/22/19. My principal objection is the Norther Boundary of the development which is currently to be A1 designation (approx 1 home per acre) to be B (up to 3 homes per acre). This will have an enormous impact on local population and wildlife of the Black Forrest neighborhood and represent a deception on the part of Nor'Wood developers who assured the residents just north of the development that they wanted to be good neighbors and respectful of the rural quality of the Black Forrest.

The resubmitted land use is NOT compatible with existing adjacent land use in north of Old Ranch Rd in Black Forrest. Most of those homes are on 5 acre or more lots and there should be a more gradual density as the development moves north. The resubmitted plan abuts directly with these legacy homes and according to Nor'woods resubmitted plan there is not adequate transition in land use intensity. Additionally, the resubmitted plan all but deletes the 8.03 acres of open space in the north east corner of the property to a sliver of what the "Approved Plan" is currently. Even with the "200 ft" set back the type B density allows not enough transition form suburban density to rural. 200 ft (or 66 yards) is wholly inadequate to make up for the density increase.

According to the "Review Criteria For Master Plans" given out by the City housing types are distributed so as to provide a choice of densities, types and affordability. The resubmitted plan provided NO choice of Density A1 properties in the entire development. So this change is inconsistent with the criteria provided by the City and its representative and should be rejected.

This increased density will exceed the capacity of black Forrest, Old Ranch and Milam roads. Even with planned improvements the change in the plan will create an unsafe environment for travelers down these roads.

With the increased density in the Norther part of the development will destroy significantly the natural site features when road travelers come out of Black Forrest and look to the Mountains. With the current approved density of "A1" the impact of these houses will be negligible to travelers and preserve the natural vista of the front range on Black Forrest Road. Additionally, the increased density will also maximize noise in an otherwise quiet and rural part of town.

I believe that the set back should be increased to 100 yards and the density for the 4 northern areas north of the proposed "Wolf Lake Drive" remain A1 and that the NE section of the property remain at least 8.03 acres of Open Space.

Please do not allow the greed of the developers to ruin the chance of having a cohesive community between Black Forrest and Wolf Ranch as well as the chance of a gradual transition from rural forest to suburban living. Thank you for your consideration!

Respectfully,

Mike Tyler

Michael L. Tyler

Owner

Christian Brothers Automotive A Nice difference.

CBA Woodmen | (719) 593-2302
7355 Duryea Dr. • Colorado Springs, CO 80923

ChristianBrothersAuto.com