

Brackin, Tasha

From: Carmen Franco <franccm49@gmail.com>
Sent: Thursday, August 9, 2018 9:11 AM
To: McConnell, Michael
Subject: Newport Heights Development CPC PUZ18-00101 and CPC PUP 18-00102

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To Whom It May Concern:

I believe this zone change will not be conducive to the citizens on Bridle Pass Drive or to the neighborhood.

Traffic will increase on an already overused road that is not designed to carry this type of movement.

Parking will become a burden for lack street space and would cause issues.

This road is getting busier every year. Adding additional traffic will create a hazard for all residents up and down the street.

Access into and out of this proposed development will create traffic issues to the residents as a main thoroughfare is not a possibility due to the limited space of the streets size. Lawsuits may occur.

Thank you for your time

Carmen Franco

Brackin, Tasha

From: Carter Bryan <carterbryan@gmail.com>
Sent: Friday, August 17, 2018 12:42 PM
To: McConnell, Michael
Subject: Zone Change CPC PUP 18-00102 CPC PUZ 18-00101

Follow Up Flag: Follow up
Flag Status: Flagged

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Sir,
Please do not allow this zoning change. This area is too small for 44 homes. This will cause significant traffic issues. This area is currently used for trail access and as a recreation area for our neighborhood which does not have a park.
Thank you for your time,
Carter Bryan

Brackin, Tasha

From: Jean Danforth <jmdforth@gmail.com>
Sent: Tuesday, July 31, 2018 10:27 AM
To: McConnell, Michael
Subject: development on Bridle Pass, Newport Hgts. 6311100002

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Mr. McConnell,

We live on Shimmering Moon Lane just up the street from the proposed development.

Our two concerns are that there is no paved path access to Cottonwood Creek Trail indicated on the plan. Secondly there is no second access on the western side of the plan. By leaving only the eastern access it means that the next closest access to the trail is from Standing Rock Place which is 1/2 mile between access points.

There should be a paved path access for handicapped people and there should be a second access path on the western side of the development.

Thank you,
Bob and Jean Danforth
6745 Shimmering Moon Ln

Brackin, Tasha

From: Christy McGee <christy@themcgees.net>
Sent: Friday, August 17, 2018 12:49 PM
To: McConnell, Michael
Subject: Rezoning near Newport Heights - CPC PUP 18-00102 and CPC PUZ 18-00101

Follow Up Flag: Follow up
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Mr. McConnell,

I am a resident in Newport Heights. I ask that you please not allow development in the area in question. I do not want to have more cars coming into our neighborhood as it is busy enough and big enough the way it is. I would much rather see that property turned into a park or some usable outdoor space closer to our house, as walking to Cottonwood Creek is quite the trek for my children. However, ultimately, I would prefer the space left alone as untouched outdoor space because our kids love exploring and it's good and healthy for kids to have undedicated outdoor space to explore. We all love walking to the creek and don't want to do it through anyone's backyard.

Thank you,

Christy McGee

6729 Dream Weaver Dr.

Brackin, Tasha

From: Andrea Johnson <asjskater@hotmail.com>
Sent: Friday, August 17, 2018 12:06 AM
To: McConnell, Michael
Subject: Development proposal for Newport Heights

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. McConnell,

I am writing you will concerns about the possible potential of a development project across the street from my property. (west of the intersection of Big Timber Drive and Bridle pass Dr.) First of all, it is a beautiful piece of property that should be part of the Cotton Wood park / trail. We do not have a park in our neighborhood and this is a wonderful natural park that the children young and old enjoy.

Second, the developer states that his development would be less traffic. The proposed 44 units x at least two vehicles per unit, now increases the traffic and noise 88 times more. Bridle Pass Dr is so congested already going East, this would make this a traffic nightmare especially in the mornings. A traffic signal and a No U Turn sign is an absolute must at the intersection of Bridle Pass Dr and Austin Bluff. Will the city put the traffic signal in?

Third, we paid premium prices so that we could have the mountain views. Can the developer guarantee that our views would not be taken away and our value of our houses not decrease? Our houses are our biggest investments most of us have.

Fourth, the developers proposal of his Gated community will make it much more difficult to almost impossible to get to Cotton wood trail. The developer also stated that he was planning on putting in another entry way into his gated community. This would mean we would have headlights shining directly into our front windows all night long. It would also mean when we back out of our drive ways, we would be backing up into an intersection.

Please research this developers proposal carefully. Please do not re-zone the property from existing PUD of a 10 unit maximum with rest of the land designated open space to the proposed 22 duplexes the developers planning for.

Thank you for considerations and will you please inform us when the next city council meeting will be held.

Andrea

Sent from my iPad

Brackin, Tasha

From: Elizabeth White <eswhite1966@gmail.com>
Sent: Friday, August 17, 2018 9:58 PM
To: McConnell, Michael
Subject: Newport Heights Rezoning

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Mr. McConnell,

As a resident in Newport Heights, we have some concerns regarding the application submitted for the re-zoning of the 10 acres in the Newport Heights neighborhood.

We are very concerned about the amount of traffic and noise that 44 homes would bring if this property is rezoned to allow 5 homes per acre. When you consider that most homes have 2 vehicles, this is a significant increase in traffic. Bridle Pass is already heavy with traffic, and there are already bad accidents trying to cross Austin Bluffs which would only get worse. I have not heard of a plan to address this increase in traffic. There was also a child hit by a car on Bridle Pass last year. We have young kids and need to ensure our neighborhood stays safe.

44 additional families would also add a significant amount of noise and general congestion to our generally quiet neighborhood, from vehicles and people.

Our family uses the path on the proposed land daily to access Cottonwood Creek Trail as do many other families in our neighborhood. Access for current residents is very important to us as part of our quality of life, health and well being; and was a great feature when we chose to purchase our home. It is very important that we maintain access.

Would the schools be able to handle children from 44 families? Although the developer may think most residents would be seniors or empty nesters, unless they sell exclusively to those demographics, that will not likely be the case.

I understand that this property will likely be developed one day, but I do not agree with rezoning for a gated community of 44 homes. If this request were to rezone for single family homes of the same size and value as our homes on Shimmering Moon Lane, I would not have so many concerns. New construction should be harmonious with current land use in the neighborhood, with similar style homes of similar value. A gated community would not be harmonious.

I believe that per city ordinance there is some guidance related to open space. This is the only true open space in our neighborhood.

Thank you for accepting and considering our concerns. Please let us know if you have any questions.

Beth and Dave White
Cell 719-433-8113

Brackin, Tasha

From: Erin Genz <erinjgenz@gmail.com>
Sent: Wednesday, August 8, 2018 8:46 PM
To: McConnell, Michael
Subject: Comments regarding CPC PUP 18-00102 and CPC PUZ 18-00101

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Hello Mike,

Please find below my comments regarding the new proposed development in Newport Heights. Let me know if you have any questions.

1) Concern regarding extended trail access from Bridal Pass. The concept plan shows a path continuing from the existing trail across the street but the drainage plan shows no path with only a short access path from Big Timber. We consider anything less than both access points to be unacceptable since the community currently has multiple social trails through the undeveloped space.

2) Concerns regarding drainage. The disruption of native plant matter is going to make this entire hillside slide down onto the Cottonwood Creek trail as happens in other sections of the trail. By disrupting so much of the soil to build so many units, we are concerned with continued usability of the trail both during construction and longer term. The collection pond listed on the drainage drawing is a very good item but may not be sufficient.

3) This space was originally open space, then rezoned for a school that was never built. In both of those cases, there would have been land or playground space available to the community. This plan includes nothing of the sort and would be patio homes, not intended for the demographic of young families with small children. We would recommend that accessible open space for the entire community be included in the plan.

4) Concerns regarding gated community. This is a quiet neighborhood and a fairly social one. By building a walled/gated community, the inhabitants will not be engaged with their neighbors. There is no obvious security concern in the area that would warrant limited access. Any new homes that are built should be integrated as part of the existing neighborhood. Additionally, this relates back to item #1 regarding trail access and #3 regarding park space.

Thank you for your attention to these matters.

-Erin Genz and Robert Robinson
6744 Cabin Creek Dr

Brackin, Tasha

From: George Watts <arbutus967@icloud.com>
Sent: Friday, August 17, 2018 2:04 PM
To: McConnell, Michael
Subject: CPC PUP 18-00102 & PUZ 18-00101

Follow Up Flag: Follow up
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Hello Michael,

As a new resident to CO, can't say I know a lot about the history of the development of Newport Heights; however, one of the primary reasons I choose COS as my home was the open spaces, trails and the manageable traffic. I'm coming from high density residential communities and Newport Heights is already borderline too crowded. I've read your project statement and can tell you from experience that high density house breads far more traffic than single family homes. There is no way you can "market" to seniors unless the new development is a 55+ community and based on your Project Statement that is not the case. The lose of the community open space is unwarranted.

Thank you for the opportunity to express my opinion.

Best Regards,
George Watts

Sent from my iPad

Brackin, Tasha

From: Jessica Burmeister <burmeister.jessicalynn@yahoo.com>
Sent: Friday, August 17, 2018 8:52 PM
To: McConnell, Michael
Subject: Bridle Pass Open Space
Attachments: IMG_3962.JPG; IMG_0529.JPG; IMG_1450.JPG; ips-580F54AA-CA2A-4A4C-BB7C-CEF7156AEDCC.mp4

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Mr. McConnell,

I am writing to you in regards of the potential re-zoning of the area off of Bridle Pass in the Newport Heights neighborhood. I completely agree with the current zoning of the area, and I think it is very fitting for the area in several ways. If it were to be re-zoned, traffic would skyrocket due to the huge amount of new families moving into the neighborhood. With this traffic would come a substantial amount of traffic accidents. You will see several images I have attached to this email, each of which is a different car accident that has occurred at Bridle Pass and Austin Bluffs. All of these accidents have occurred within the past six months, on January 20th, March 24th, and August 10th. Often times, I am the first person to call 911 in these accidents. I can't even imagine the amount of accidents that have occurred when I am not home. We have been fighting to get a traffic light put at this intersection for nearly a year because it is so dangerous. I think a traffic light would make this neighborhood a lot less prone to accidents. However, if 44 new homes were to be placed in Newport Heights, I think a light would make the flow of traffic much, much worse than it already is. I exit the neighborhood several times a day, and I have waited as long as six or seven minutes to turn left. I think about how having a light would make this action much safer, but what would it do if the already huge amount of traffic were increased? Traffic jams due to an abundance of vehicles would also increase the amount of accidents occurring outside of the Newport Heights neighborhood. This is a large reason why I believe adding more homes than the property is already zoned for would be disastrous. There are other entrances and exits to the neighborhood, but I have talked to several people who have said that traffic flow makes these very dangerous as well.

Another concern of mine includes the depreciation of the values of the homes surrounding the open space. One of the perks of living in this neighborhood is having such a gorgeous view with wildlife so close to our backyards. I love being able to walk my dogs in the field and to have direct access to cottonwood trail. If 44 new homes are placed, all of this wildlife and view would be gone forever. Ten or fifteen new homes, however, would be completely reasonable and still keep these things, which people bought their homes for, mostly intact. I was devastated to find out that the area could be jam-packed full of duplexes, which may also decrease neighboring property values. This would be especially true if a gated community were placed without access to the Cottonwood Trail. The people in this neighborhood use this open space more than you would think to access the trail and walk their dogs.

Part of the beauty of having this open space is that not everyone has something like this in their neighborhood. It is a true treasure that I, and many, hoped would be around for a long time as all other surrounding nature is consumed by concrete and buildings. It is one thing that truly led us to buy a home in this neighborhood. I have included a video of the beauty I have found in the open space. Please, if you can help it at all, don't allow the re-zoning of this property. I worry for the traffic safety of myself and my neighbors, a depreciation in home values, as well as a loss of beauty in the area. Thank you so much for taking the time to read this, and I hope you make the best-fitting decision for all parties involved.

Have a beautiful day,

Jessica Burmeister, 4774 Little London Drive

Brackin, Tasha

From: Keith Stephenson <kes72k@gmail.com>
Sent: Thursday, August 2, 2018 10:13 PM
To: McConnell, Michael
Subject: Newport Heights (#6311100002)

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Dear. Mr. McConnell,

I am writing to you in regards to the potential development in the Newport Heights neighborhood (#6311100002).

I live within a quarter mile of the project and I enjoy the open space that is there now. I have some concerns regarding the development of this property particularly traffic and road quality. Currently, driving on Bridle Pass Drive between Big Timber Drive and Austin Bluffs is hazardous because of the narrowness of the street. Quite often a car traveling one way has to yield to another car coming the other way especially as cars are often parked on both sides of the street. I am concerned with the additional traffic flow.

This part of the road is also damaged and will be more so with any construction traffic. I would suggest that if development does commence that the cost of repaving Bridle Pass Drive be included.

Thank you for your time.

Keith Stephenson
4593 Bridle Pass Drive
Colorado Springs, CO 80923

Brackin, Tasha

From: Kelly Sheehe <Kellya1960@aol.com>
Sent: Friday, August 17, 2018 3:45 PM
To: McConnell, Michael
Subject: Newport Heights proposed development

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To whom it may concern:

As a resident of Newport Heights, I am writing to contest the proposed development of the land off Bridle Pass Drive. The traffic in our neighborhood is worse than any other area of the Springs where I have lived in 30years (this is my fifth neighborhood). There are already numerous accidents at the intersections entering the neighborhood. Our area is the only area I have lived that doesn't have a park or open space. Colorado Springs has just been named one of the most desirable places to live but I don't see that continuing to be true with an infrastructure that can't handle the traffic. It is becoming more like CA, where I lived for a number of years. Please fight to keep open spaces! We need them. We don't need more houses in this neighborhood. Thank you!

Kelly Sheehe

4820 Little London Drive, 80923

Sent from my iPad

Sent from my iPad

Brackin, Tasha

From: kerri schott <kschott928@gmail.com>
Sent: Friday, August 17, 2018 11:57 AM
To: McConnell, Michael
Subject: Newport Heights feedback

Follow Up Flag: Follow up
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Hi Mr. McConnell,

I am a current homeowner/resident in the Newport Heights neighborhood. I was told that we could contact you by today with our input regarding the open space in our neighborhood.

As a homeowner in this neighborhood, I have appreciated that open space in its most natural state. Many kids ride their bikes through there, many neighbors walk their dogs or jog up and down the rough trail and enjoy the view of Pikes Peak, and the wildlife and flowers all make it a special part of our community. I truly hate to see it developed at all.....

However if the development is inevitable I would like as little impact as possible.....I most definitely am against apartments...we already have apartments next door and across the street. I am not in favor of townhomes or patio homes or duplexes either....we have townhomes already at the front of our neighborhood and our area is growing so fast that I do not want anymore traffic or people coming in and out of the neighborhood....more townhomes or duplexes is just a way of the developer making the most money possible and not caring about the amount of people/traffic they would be adding to the community. We are a small neighborhood and I would hate to see an abundance of cars coming in and out, catering to the duplexes. And I hate to say it but my opinion is that bringing in more townhomes or duplexes, brings down the overall worth of an already established, nice neighborhood. **So I am against apartments, duplexes or townhomes....we have enough of that around us.....**

If something must be developed I would want no more than 10 single family homes on big lots that would start in the 400k/450k price range or higher....I prefer not gated so that it blends in with our community. And I would most definitely want a park or preserved open space and multiple trail access like we already roughly have. A small designated park/open space would be nice since our neighborhood technically doesn't have one (which is why a lot of neighbors use this open space in our community)..

This is my feedback. Please email back to confirm you got this message and what the next steps are. Thank you,

Kerri Schott
kschott928@gmail.com

Brackin, Tasha

From: Jarocki Junk Mail <rocki.co@gmail.com>
Sent: Sunday, August 12, 2018 5:51 PM
To: McConnell, Michael
Subject: Feedback on Development Proposal Newport Heights

Follow Up Flag: Follow up
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Hi,
I wanted to express my concern about the proposed development at the west Intersection of Big Timber Drive and Bridle Pass. My family and I have lived in the neighborhood since March 2000. We were looking forward to it being developed into a school for children of the neighborhood to attend and were saddened when that didn't occur.

Our family has spend many hours exploring and enjoying the open spaces watching sunsets, taking family photos and walking with our dogs. We would be deeply saddened by the zoning change to develop 44 townhomes. It would change the neighborhood considerably and not for the better.

I would propose the city convert the space into a pocket park or keep it undeveloped. Already the sound of the bulldozer is overpowering the birds songs each morning as my dog and I walk along Cottonwood Creek.

Thank you,
Liz Jarocki (719) 200-1024

August 16, 2018

Dear Sir:

I'm writing in reference to: File numbers CPC PUZ 18-00101 and CPC PUP 18-00102, Newport Heights possible development.

I am a resident of the Newport Heights neighborhood and have lived in my little piece of paradise for 16 years now. I'm lucky enough to have a beautiful view of the front range, access to the Cottonwood Creek walking path, close enough to the creek to hear water day and night, and I've been able to watch a red tail hawk couple, who have a nest in one of the large cottonwood trees, have their chicks every year that I've lived here. It's been a joy.

Of course, there are changes...Woodmen has expanded to 6 lanes resulting in traffic noise and congestion, Cook Ministries has sold land to the west of our neighborhood that is being developed into a senior living community destroying some of our beautiful views, and now, right in our neighborhood, there is the possibility of a new development that could result in excess traffic and destroying another piece of open space that is needed in our city. It saddens me that green spaces are being developed all around the city with little to no thought about the impact it has on people's lives.

I am asking you to say NO to the development of this piece of land in our neighborhood.

Our neighborhood roads cannot accommodate the anticipated added traffic. Besides the fact that the roads are poorly maintained, there is rarely a car that follows the 25-mph neighborhood speed limit. People are normally driving much, much faster. Multiple cars are parked on the roads which make the streets narrow to drive on and obstruct vision. Since there will not be street access added out onto Woodmen or Austin Bluffs for the proposed development the result will be excess traffic on the main streets throughout Newport Heights, the main street being the one I live on, Bridle Pass.

The property in discussion is self-sufficient and doesn't require city upkeep. It is also land that was owned by the city and designated as open space until it was given to School District 11 by the city. I believe it should be turned back to the city instead of being used for profit. I'm hoping our words speak louder than money and I am asking that you decline the request to develop this land and keep it the natural, beautiful landscape it is. I will thank you, my neighbors will thank you, I know my family of hawks will thank you, and that piece of land will be a piece of paradise for many in the future.

PLEASE, do not develop every inch of land in our community. We need the green space. I invite you to come to our neighborhood and experience what I'm talking about.

Thank you.

Sincerely,
Lauren Brixius

Brackin, Tasha

From: Mark Frydenberg <markf@weareccg.com>
Sent: Monday, August 13, 2018 9:35 PM
To: McConnell, Michael
Subject: Comments on PUD/AO Zone Change

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Hello Mr. McConnell

My name is Mark Frydenberg and I live at 6932 Big Timber Dr in Newport Heights and I was unable to make the earlier public meeting.

Regarding file numbers CPC PUZ 18-00101 and PCP PUP 18-00102 and I believe this is just a Zone change to have a higher density of homes in the area to be developed. This only can be accomplished by Condo's, Townhome's or Duplex/Triplex housing if I'm reading this correctly? This was originally slated for a school and to replace with single family homes would be problematic at best with additional housing and auto's. I would propose that by increasing population density is going to magnify the issues of traffic, water drainage (on this hill), people and most likely cheaper (overpriced) built housing. This neighborhood already has an apartment complex and a condo complex as well, we do not need any additional housing of this type.

Please help us keep the integrity of this neighborhood and keep this addition in single family homes. Question, is that lower area in the addition on a flood plain as well?

If you have any questions for me please contact me anytime.

Thank you,

Mark Frydenberg
719-243-0857

Brackin, Tasha

From: michael chiartano <mchiartano@gmail.com>
Sent: Tuesday, July 31, 2018 1:57 PM
To: McConnell, Michael
Cc: michael chiartano
Subject: Newport Heights ID 6311100002 Development Proposal

Follow Up Flag: Follow up
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This email is in regards to the planning and development meeting that was held on 7/24 for the potential development in the open area in our neighborhood.

I was hoping that you could help clarify an answer that was given about a question I had asked. The question was in regards to the open space that was at one time designated as park and was re-designated as a school. The response back was something to do with a possible "park fee" that was paid. Can you provide more insight or elaborate more into what that may mean?

Also, I want to bring up how a lot of people afterwards felt that we were treated extremely rudely by the developer, John Raptis. He was very abrasive and dismissive to some of our comments and concerns, and to be quite frank we felt like as a community we didn't have anybody involved in the presentation with the community's best interest in mind. I was in all honesty expecting the city to be more neutral in the presentation, whereas it seemed quite the opposite; specifically when Mr. Raptis was being rude and confrontational. As a city employee, I do hope that a conversation will be had with Mr. Raptis and he will understand that he may see the open area as just a dollar sign, but we see it as an integral part of our community and not to excited to see that changed.

Please give me a call if you have any questions or would like to discuss further. My number is 719-330-6823.

Thanks,

Michael and Jessica Chiartano

Brackin, Tasha

From: PAULA BURMEISTER <MYFASTCAMARO@msn.com>
Sent: Friday, August 17, 2018 9:38 AM
To: McConnell, Michael
Subject: CPC PUP 18-00102/CPC PUZ 18-00101

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Mr. McConnell,

Please do not allow for the re-zoning of this property! If allowed, the builder would be able to crowd 44 homes into this space, significantly congesting our neighborhood traffic situation, especially with having the entry and exit point on a downhill curve. We already deal with accidents on a monthly (sometimes weekly) basis at the Bridle Pass/Austin Bluffs intersection. Even if/when a traffic light is installed, there will be an incredible amount traffic back-up at that light if 44 new families move into our neighborhood, and the traffic waiting at this light will be directly in front of my house. We already struggle with traffic flow in this area; a boy was hit on his bike two years ago. Adding a significant number of additional vehicles traveling through this area will be detrimental to an already stressed intersection/road.

Neighborhood residents currently use this space for access to Cottonwood Trail, as well as for exercising their dogs and riding bikes. Our neighborhood does not have a park or a playground, so this is where we go for recreation. Building 44 new homes there will completely obliterate everything, and we will have no space at all to enjoy. It would be so much more optimal for us to have just the 10 houses that the zoning already allows. Please do not allow this zoning change!

Thank you for your consideration,
Paula Burmeister

Brackin, Tasha

From: Sharon B <sksbien@gmail.com>
Sent: Monday, July 23, 2018 10:30 PM
To: McConnell, Michael
Subject: Development of space behind Big Timber and Bridle Pass.

Follow Up Flag: Follow up
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Our family lives on Big Timber and we object to developing the area because of the large number of wide life who live in that area would have no home. Also, the area is a buffer zone between busy Woodmen Road and the residential area below it. Lastly, the lowest part of the open space is a flood plane, and developing it would be inviting disaster should flooding of Cottonwood Creek occur. Thank you for allowing us to give our opinion.
Ronnie and Sharon Bien

Brackin, Tasha

From: Richard Sinchak <rmsinchak@gmail.com>
Sent: Friday, August 17, 2018 9:26 PM
To: McConnell, Michael
Cc: rmsinchak
Subject: File nos. CPC PUZ 18-00101 & CPC PUP 18-00102

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Mr. McConnell,

I live at the corner of Shimmering Moon Ln & Bridle Pass.

I object to the rezoning change from 28 single family homes to 44 patio homes. The same developer (Rockwood) was going to build 28 single homes a year ago. Now it's 44. Obviously, money is the only factor to build more houses on the same amount of property.

As you know the road traffic and paving condition of Bridle Pass is a trainwreck. Where are all the additional cars going to park? Shimmering Moon and Bridle Pass. Steel fences around the property will force parking outside the 2 gates.

I use Cottonwood Creek trail daily for my walks. I only see only one access path on the latest drawings and not 2 as promised.

Ideally, leave the property open space.

Thank you, Richard M. Sinchak

Brackin, Tasha

From: Tamara Valdes-Werner <trvaldes@gmail.com>
Sent: Friday, August 17, 2018 5:31 PM
To: McConnell, Michael
Subject: Fwd: Strongly opposed

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----- Forwarded message -----

From: Tamara Valdes-Werner <trvaldes@gmail.com>
Date: Fri, Aug 17, 2018 at 5:20 PM
Subject: Strongly opposed
To: mmconnell@springsgov.com <mmconnell@springsgov.com>

Please do not allow for the re-zoning of this property! If allowed, the builder would be able to crowd 44 homes into this space, significantly congesting our neighborhood traffic situation, especially with having the entry and exit point on a downhill curve. We already deal with accidents on a monthly (sometimes weekly) basis at the Bridle Pass/Austin Bluffs intersection. Even if/when a traffic light is installed, there will be an incredible amount traffic back-up at that light if 44 new families move into our neighborhood, and the traffic waiting at this light will be directly in front of my house. We already struggle with traffic flow in this area; a boy was hit on his bike two years ago. Adding a significant number of additional vehicles traveling through this area will be detrimental to an already stressed intersection/road.

Neighborhood residents currently use this space for access to Cottonwood Trail, as well as for exercising their dogs and riding bikes. Our neighborhood does not have a park or a playground, so this is where we go for recreation. Building 44 new homes there will completely obliterate everything, and we will have no space at all to enjoy. It would be so much more optimal for us to have just the 10 houses that the zoning already allows. Please do not allow this zoning change!

Thank you for your consideration,
Tamara Valdes

Brackin, Tasha

From: Ben Fromuth <bafromuth@yahoo.com>
Sent: Tuesday, August 7, 2018 8:24 PM
To: McConnell, Michael
Subject: Newport Heights Development Proposal
Attachments: Letter Property off Shimmering Moon.docx

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Hello Mike,
Please read my attached feedback letter and, if you wouldn't mind, shoot me a confirmation email that you received this.

Thank you.

Sincerely,

Ben Fromuth

Dear Mr. McConnell,

August, 7th, 2018

Regarding the development proposal for Newport Heights west of the intersection of Big Timber Drive and Bridle Pass Drive. I attended the meeting at Jenkins MS on July 24th to better understand what was being proposed for the property at the end of my street. I appreciate your team for taking the time to clarify what the developer intends to do.

I see several problems with the proposal and would like to share them with you.

Neighborhood Safety and Livability: The property is not zoned for 40+ houses. I think that is for good reason. Aesthetically, 5-10 homes would be much more compatible with the surroundings. The property is topographically awkward to develop and difficult to access with construction and earth-moving equipment. Construction traffic will tear up the existing neighborhood roads and cause much traffic congestion. Bridle Pass street is the only way in – a narrow, damaged road, with cars parked on the both sides. If the 44+ homes are completed as proposed, there will be 100+ additional cars in the area and two more entrances on the blind corner of Bridle Pass. This makes the neighborhood less livable and will present an ongoing safety problem.

Gated Community: One big factor that attracted us to this neighborhood was the friendliness of the neighbors we met. For three evenings prior to seeing the home and making our offer, we walked through the Shimmering Moon neighborhood and were delighted each time to be greeted and engaged in conversation by friendly neighbors. Such a welcoming community is uncommon these days. A “gated” community, such as the one being proposed, immediately creates division among neighbors.

This is an affront to me as a property owner. A gated community creates an “us” and “them” dynamic and is quite incompatible in style and feel with this friendly and open neighborhood. Furthermore, instead of the pleasant scenery I now see when I take a walk with my wife, I may soon see fences, gates, and “no trespassing” signs.

Other Ideas: I think it would be much better to build the smaller number of homes (5-10) for which this property is currently zoned –with some generous open space and paved trail access. These new homes could be easily incorporated into the neighborhood with open space and trail access ensuring that the neighborhood retains its pleasant character with enhanced access to the trails and park nearby.

In summary, I oppose the proposed zoning change at Newport Heights and the proposed gated community. It does not fit the character of this neighborhood or the topography of the property. It will negatively impact our neighborhood and create several problems concerning traffic safety and pedestrian safety.

Sincerely,

Ben Fromuth - 6733 Shimmering Moon Lane - Colorado Springs, CO 80923

Brackin, Tasha

From: Paul Ahfong <pkaaf20@q.com>
Sent: Wednesday, August 8, 2018 5:26 PM
To: McConnell, Michael
Subject: Development Proposal: CPC PUZ 18-00101; CPC PUP 18-00102
Attachments: Mike McConnell.docx

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Please attached letter.

Thank you.

End of Message

Pkaaf20@q.com

To: Mike McConnell

Subject: Planning Development, files CPC PUZ 18-00101; CPC PUP 18-00102;
Newport Heights

Thank you for sharing us the property development plan. It looks very impressive, the drawings and planning seemed to have been created after an extensive survey of the area, and considerable thought to the view and city ordinance regulations for a new built neighborhood, which is now approaching close to 20 years old, or 16 years old after the final dwelling was completed along the west-end on Bridle Pass Dr.

After speaking to a neighbor which viewed her concerns, I am too curious. The application considered the road traffic through Bridle Pass crossing Big Timber that a school built on the property would increase traffic, and more noise. I appreciate that.

However, no mentioned of the affect to road conditions as the result of heavier traffic. There is already a tremendous amount of traffic since it is a main thoroughfare into the neighborhood for those who live on Bridle Pass and on Big Timber. Many at Newport Heights commute south and using this entrance is heavy with traffic in and out. In fact installing a traffic light is being considered by the City where Bridle Pass and Austin Bluffs intersect. Also, there are heavy trucks from Waste Management, Springs Waste, Best Waste Disposal, and another small refuge company that enter into Newport Heights serving customers here daily. These companies use Bridle Pass extensively to enter and exit Newport Heights.

My point is, about one block of Bridle Pass Drive is all beat-up, and it will get worse and worse. Even when and after the construction project is completed, and with the added dwellings and increase population, the road will be busier than is now. If you drive into Newport Heights and examine all the streets, you will discover that all the streets in the neighborhood are in better condition than Bridle Pass Drive crossing Big Timber. Scab patches have not fixed the problem. We have had shallow potholes the last 3 years. The roads underlying surface needs to be strengthened and then repaved to withstand daily 12000 IBS vehicle traffic.

I'm okay with the City allowing for a new residential property, I was hoping for a small park for the kids on this plot, but this is entirely out of my hands. Please consider the matter above. Thank you.

Newport Heights Resident

Brackin, Tasha

From: Michael Gilardino <michael.gilardino@issinc.com>
Sent: Tuesday, July 24, 2018 10:19 AM
To: McConnell, Michael
Cc: Kimble Gingrich; rujoe@aol.com; fishert4@gmail.com
Subject: Newport Heights Development Proposal

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Mr. Connell,

I live in one of the homes on Big Timber Drive and I just wanted to give you an update on our communication regarding Newport Heights with Lonna Thelen back in 2014. Myself and neighbors off of Big Timber Drive have lived in our homes since 2000. When we had purchased our homes back in 2000 we all paid a premium of \$5000 for our lots mainly because of the view and District 11 was supposed to build an elementary school. As we know District 11 had sold the land back to the city and now there is new a proposal of homes being built in that lot. I realize that no one wants a neighborhood to be built back there, but hopefully, we can come to an agreement on the matter.

We met with Ms. Thelen at her office to propose some options that we believed would work for us and the builder. If you read our proposal back in 2014 (below) to Ms. Thelen you will see what we are asking for. We look forward to meeting you this evening and I appreciate your time on the matter.

Sincerely,
Michael Gilardino

From: Michael Gilardino [<mailto:michael.gilardino@issinc.com>]
Sent: Monday, April 07, 2014 10:47 AM
To: Thelen, Lonna
Subject: File No 13-113 Follow Up Email

Ms. Thelen,

This is a follow-up email after the discussion that Todd Fisher and I had with you on April 2, 2014 (File No 13-113). After doing the measurements outside, we realized that digging only 12' would not be sufficient as our views of Pikes Peak would be blocked. In order to have sufficient views, we request that the development planner would dig 18' instead of the original 12'. We believe that digging 18' would leave most of us with views of Pikes Peak. As we discussed previously, we ask that lots 26 – 31 be planned and built as single-story homes.

We also request that lots 30 – 31 be removed from the development plan. The residents at 6864 and 6870 Big Timber Drive will be facing those lots with minimal views of Pikes Peak. Please take some time and put yourself into our situation and ask yourself would those lots (30 and 31) be acceptable to you if you lived in either 6864 or 6870 homes? We have all paid premiums in order to have a view of Pikes Peak and we ask that you please take the removal of lots 30 and 31 into consideration.

Sincerely,

Michael Gilardino

From: Thelen, Lonna <Lthelen@springsgov.com>
Sent: Monday, April 7, 2014 12:22 PM
To: Michael Gilardino <michael.gilardino@issinc.com>
Subject: RE: File No 13-113 Follow Up Email

Michael,

Sorry, no date yet. It is dependent on when they submit the application to me. I don't know when that will be.

Thanks,
Lonna

Lonna Thelen, AICP, LEED AP
Planner II
P 719-385-5383

From: Michael Gilardino [<mailto:michael.gilardino@issinc.com>]
Sent: Monday, April 07, 2014 12:21 PM
To: Thelen, Lonna
Subject: RE: File No 13-113 Follow Up Email

Thanks Lonna as I appreciate your time with this whole thing. Do you have a date for the next town hall meeting?

Michael

From: Thelen, Lonna [<mailto:Lthelen@springsgov.com>]
Sent: Monday, April 07, 2014 11:43 AM
To: Michael Gilardino
Subject: RE: File No 13-113 Follow Up Email

Michael,

Thanks for the updated comment letter. I will provide this to the applicant and await a submittal for review.

Lonna

Lonna Thelen, AICP, LEED AP
Planner II
P 719-385-5383

From: Michael Gilardino [<mailto:michael.gilardino@issinc.com>]
Sent: Monday, April 07, 2014 10:47 AM
To: Thelen, Lonna
Subject: File No 13-113 Follow Up Email

Ms. Thelen,

This is a follow-up email after the discussion that Todd Fisher and I had with you on April 2, 2014 (File No 13-113). After doing the measurements outside, we realized that digging only 12' would not be sufficient as our views of Pikes Peak would be blocked. In order to have sufficient views, we request that the development planner would dig 18' instead of the original 12'. We believe that digging 18' would leave most of us with views of Pikes Peak. As we discussed previously, we ask that lots 26 – 31 be planned and built as single-story homes.

We also request that lots 30 – 31 be removed from the development plan. The residents at 6864 and 6870 Big Timber Drive will be facing those lots with minimal views of Pikes Peak. Please take some time and put yourself into our situation and ask yourself would those lots (30 and 31) be acceptable to you if you lived in either 6864 or 6870 homes? We have all paid premiums in order to have a view of Pikes Peak and we ask that you please take the removal of lots 30 and 31 into consideration.

Sincerely,

Michael Gilardino

Brackin, Tasha

From: Elaine Doherty <erdoherty@hotmail.com>
Sent: Thursday, July 26, 2018 10:38 PM
To: McConnell, Michael; Pico, Andy
Subject: Newport Heights development proposal

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I attended the neighborhood meeting July 24th regarding the development proposal for Schedule 6311100002.

I left quite confused. I also left thinking what an unprofessional meeting. There was no sound system. I could barely hear the speakers and could not hear the questions from Newport Heights residents on the other side of the room nor could I hear the answers. At first there was no way to dim the lights to see the power point projected on the window shades. There were no handouts.

I received a postcard prior to the meeting stating "a formal application has not been submitted for this potential project. A decision has not been made for this potential project." We were told at the meeting that a land developer (name?) had contracted to purchase the land to develop a gated community of patio homes. Weren't the Newport Heights residents entitled to a pre-application meeting? This meeting took place AFTER the developer signed the contract, NOT BEFORE.

We were told we could attend the city council meeting when this would be discussed. A sign-up sheet was passed out and I listed my email. I have not received any information or a copy of the slides that were promised. I was not informed when or how to attend a city council meeting.

The rest of the meeting was to inform of the details of the project. The point the developer (name?) made was that HIS gated community would have mountain views, open space and playgrounds, and easy access to Cottonwood Creek trail which is why that land is so desirable. The developer made the point that the current residents of Newport Heights would NOT have the mountain views, open space, playground and access to the trail as he was building a gated community and that would keep out the residents of Newport Heights.

How are we supposed to understand this process. No one clearly explained it. No one gave us contact names. I only have Michael McConnell's name and email because I saved the postcard. No one told us when and where the city council meets. No one explained our rights as neighbors of Newport Heights to have open space, access to Cottonwood Creek trail, mountain views and preservation of our property values.

When I was assigned to Colorado Springs as an Air Force officer at USAFA in 2003, I picked Newport Heights to purchase a home specifically because of the open space (then to be developed as an elementary school with a playground) and easy access to the trail. If this developer is allowed to purchase the site, then there will be NO open space at all in our neighborhood. We will still have access to the trail but will have to walk around a gated community. I asked the question at the meeting why our neighborhood will not have open space. I was told that the original developer of Newport Heights did have open space in the plan but that the new developer can "buy" the open space. Surely that is not correct information. Then the developer team member (name?) said that there is actually open space for the community down in the valley by Cottonwood

Creek and HE ACTUALLY LAUGHED as he said it. As residents, do we have a right to have open space? Why can't some of the current District 11 space be preserved for the community of Newport Heights?

I am also concerned about property values. I live on Bridle Pass Drive. There is certainly a difference in living across the street from an elementary school with open space to living across the street from a gated community. As residents, do we have a right to challenge a project that might diminish property values? Certainly someone has data of the effect on property values as this isn't the first gated community ever built in Colorado Springs. Why wasn't that data presented?

I find it odd for a city to allow a gated community with only ONE road that accesses the gated community. That one road will be shared by many many current residents of Newport Heights. The gated communities that I have seen in Colorado Springs are accessed by major roads, not by a neighborhood road that is essentially one car width due to volume of cars parked on the street at the east end of Bridle Pass Dr (actually part of the neighborhood with smaller houses and garage sizes). As residents, do we have a right to challenge the change in traffic?

This is what is listed on your web site for this schedule number:

CPC MPA 00-00314

Request by Nass Design Associates on behalf of Nor'wood Development Group for approval of an amendment to the Nor'wood Master Plan to add 13.17 acres, to change 10.7 acres from Park designation to Primary School designation and to change Office Industrial Park/R&D and Residential 3.5-5.5 to a combination of Residential 12-24.99 Multi-Family Residential and Regional Commercial land uses located southeast of Oakwood Drive and Balsam Street.

RWT;

12/27/2000

Unknown;

6311100002, 6312006031, 6313002010, 6313002011

That information is from the year 2000. Why isn't there current information on your web site? Again, how are residents supposed to understand what is happening????

I would appreciate answers. Thank you - Elaine Doherty

Brackin, Tasha

From: janice grennon <grennon@yahoo.com>
Sent: Friday, August 17, 2018 9:04 AM
To: McConnell, Michael
Subject: RE: Newport Heights 6311100002

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Please consider this request during your internal review that is evidently in progress

Sent from Yahoo Mail on Android

On Fri, Aug 17, 2018 at 9:02 AM, janice grennon <grennon@yahoo.com> wrote:

Mr. McConnell,

I am writing to argue against the proposed zoning change to the Bridle Pass Dr proposal. The developer's reasoning for the proposed change is false. They argue there will be less noise and traffic. This is false. Currently the PUD states only 9 houses can be built, they want 22 duplexes. Most families including seniors own 2 cars per family. 9 houses is 18 cars, 44 dwellings is 88 cars. Therefore, if re-zoning is passed, traffic will increase by 70 cars per day on a road that is already over-used, congested, and at times dangerous. The developers claim seniors will create less noise. Again, I beg to differ as 9 houses versus 9 will obviously create more noise and u note that it is NOT a senior living development that it's being proposed so there is no rationale to state it will be seniors moving in. Also, regardless of leaving a "path" to Corttonwood Creek trail, it does not guarantee any open space as required by code. There are 537 houses in the current development which require by code anywhere from 5 to 10 acres of open space. I respectfully request the proposed re-zoning be denied.

Sent from Yahoo Mail on Android

On Wed, Aug 8, 2018 at 11:46 AM, McConnell, Michael <MMcConnell@springsgov.com> wrote:

There will be a hearing after the internal review of the project has been completed. This meeting will most likely take place in 1.5-2 months. You will get a green notice in the mail and there will be a poster placed on site. I can't tell you more specifically when the meeting is as of yet.

Mike

Michael McConnell | PLANNER II

Land Use Review | City of Colorado Springs

30 S. Nevada Ave Suite 105 | Colorado Springs, CO | 80901

Direct Line: 719.385.5369 | Fax: 719.385.5055 | mmcconnell@springsgov.com

From: janice grennon [mailto:grennon@yahoo.com]
Sent: Tuesday, August 07, 2018 8:43 AM
To: McConnell, Michael
Subject: RE: Newport Heights 6311100002

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Mr. McConnell,

Thank you for the information. Personally, I am adamantly against the proposed development plan and the re-zoning request. I can and do support leaving the zoning as originally planned. Anything else removes the originally planned open space that has been, is, and should continue to be, used and enjoyed by the current neighborhood residents. How do I oppose this proposed re-zoning request? Is there a meeting or hearing or such scheduled where the current residents can voice their opinions to the city before a decision is made?

Sent from Yahoo Mail on Android

On Tue, Aug 7, 2018 at 7:15 AM, McConnell, Michael

<MMcConnell@springsgov.com> wrote:

Ms. Grennon,

Thank you for your inquiry. The proposed zoning and the current zoning are both PUD (Planned Unit Development). This is a very specific zone district in which the developer can basically choose the development standards (with City approval of course). The reason for the zone change is that originally the parcel was to have open space and 9 homes on it. Since the developer wanted to put more homes I made the determination that he would have to rezone and go through the full public process.

As for how the property was conveyed to D11, I'm not sure how any of that works. I recommend contacting either the parks department or more likely D11 directly. That being said I do not think it would revert back to the original owner. It is also unclear that the parks dept ever actual "owned" the property as it was simply listed as open space on a master plan created by norwood development.

I hope this helps you understand the process a bit more about the process.

Thanks,

Mike

Michael McConnell | PLANNER II

Land Use Review | City of Colorado Springs

30 S. Nevada Ave Suite 105 | Colorado Springs, CO | 80901

Direct Line: 719.385.5369 | Fax: 719.385.5055 | mmcconnell@springsgov.com

[Request for Pre Application MGT](#) [City Zoning Code](#) [Online Mapping](#) [Assessor Parcel Info](#)

[Subdivision Doc Viewer](#) [LDRS](#)

From: janice grennon [<mailto:grennon@yahoo.com>]
Sent: Monday, August 06, 2018 8:54 PM
To: McConnell, Michael <MMcConnell@springsgov.com>
Subject: RE: Newport Heights 6311100002

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Mr. McConnell,

I received your new notice of proposed zoning change. I would like to know what the current zoning for the property is. I would also like to find out how the property belongs to D11 and whether it can be sold for development. My understanding is it was granted to D12 to build a school but if no school is built doesn't the land revert to original land grantor?

Sent from Yahoo Mail on Android

On Wed, Aug 1, 2018 at 6:15 AM, janice grennon

<grennon@yahoo.com> wrote:

Mr. McConnell,

Thank you for your response. Please inform me of any other planning sessions, meetings, or other changes to this proposal. I would greatly appreciate it

Sincerely,

Janice Grennon

Sent from Yahoo Mail on Android

On Thu, Jul 26, 2018 at 4:04 PM, McConnell, Michael

<MMcConnell@springsgov.com> wrote:

Ms. Grennon ,

Thank you for your comments and I will forward them along with my first review letter to the applicant. I will try to address your comments below.

- Due to the topography there will not be the maximum number of units that the site would hold. Due to this I am considering having the developer adjust the density max down to what they intend to build.
- All the runoff is required to be stored on site. The city has recently adopted new stormwater regulations which are taken very seriously. This project will be reviewed by Water Resources Engineering both at the Concept Plan Stage (now) and the Development Plan Stage (future).
- The project will also be reviewed by CSU for all utility related aspects at the above times.
- At the current density level proposed a MAX of 50 units would be allowed. The developer is going to be proposing 44 and the max density allowed will be adjusted accordingly. The traffic within the neighborhood might be slightly impacted but the development will have room to park on both sides of the street and at least a 2-3 car garage.

I hope this email and the answers at the meeting will impact your thinking about the project. If you have additional concerns please let me know and I will forward them to the applicant as well.

Mike

Michael McConnell | PLANNER II

Land Use Review | City of Colorado Springs

30 S. Nevada Ave Suite 105 | Colorado Springs, CO | 80901

Direct Line: 719.385.5369 | Fax: 719.385.5055 | mmcconnell@springsgov.com

[Request for Pre Application MGT](#) [City Zoning Code](#) [Online Mapping](#) [Assessor Parcel Info](#)

[Subdivision Doc Viewer](#) [LDRS](#)

From: janice grennon [<mailto:grennon@yahoo.com>]
Sent: Monday, July 23, 2018 8:28 PM
To: McConnell, Michael <MMcConnell@springsgov.com>
Subject: Newport Heights 6311100002

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Mr. McConnell,

My name is Janice Grennon and I live at 4795 Bridle Pass Dr. I am emailing you concerning the Newport Heights proposal 6311100002. I believe that a maximum density of 5 dwelling units per acre is way too high. The area you are considering already has erosion from rain run off and is at least a 30 feet drop from street level of Bridle Pass to the trail's walkway. There is no way you can place that many houses in close proximity and not have major run off issues that will run directly into the creek. Also, the main sewage line is at the bottom of the creek and uphill from your proposed building sites. There would be major problems tying in as you would have to pump the new sewage generated by the dwellings uphill to the main line. The current sewage lines are already in bad shape and having issues handling the volume generated by the existing homes. A third major concern is the huge influx of traffic in and out on the only main street, Bridle Pass Drive. This street is already in terrible shape and could not support another 60 to 120 vehicles per day going up and down this street. Another traffic concern is the extra traffic trying to get across Austin Bluffs. It is already almost impossible to make a left onto Austin Bluffs from Bridle Pass during high traffic times. I am guessing that 5 dwellings per acre means you are planning at least 60 dwellings. On a steep hill. With only one way in and out. The neighborhood cannot support this project as proposed safely. I personally am completely against this proposal as it is currently configured. Please take this email as my voice arguing against your proposal without much more information and solutions to the above issues.

Thank you for your consideration,

Janice Grennon

