

Van Nimwegen, Hannah

From: Dot Williams <dot11555@gmail.com>
Sent: Sunday, November 24, 2019 5:33 AM
To: Duncan McNabb
Cc: Van Nimwegen, Hannah; Wysocki, Peter; Herington, Meggan; Charlie Shea; Nancy Shea; Janna Rombocos; Duncan McNabb; Linda McNabb
Subject: Re: Kettle creek North Development

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Hannah -

I totally agree with Duncan McNabb. Saying "There is no solution" to a major emergency potential problem is unacceptable. How about a short frontage road - connecting to Highway 83 on the north and Union on the south? Perhaps one on each side of Powers to those streets - as the west side of Powers will soon be filled in with housing, also?

There must be another way than saying, "There is no solution...let's just allow more density, more homes, and make it worse."

For now, until Traffic can create an exit for all - you should stop development altogether. Howell Road is not an exit for all this development - it is too narrow, too uneven, and doesn't go where an exit needs to go. The solution must come from the land being developed -

Dot Williams

> On Nov 23, 2019, at 6:19 PM, Duncan McNabb <duncanjmcnabb@gmail.com> wrote:

>

> Hannah,

> I left you a voicemail yesterday to give you feedback on the meeting and continuing issues. Attached is my input on the Kettle Creek North Development including Parcel B, following the town meeting on 6 Nov 2019. Thanks for having the meeting. Obviously there is still a lot of concerns and angst with the proposed rezoning and development. My letter captures my latest thoughts and concerns. Would still welcome talking with you if your calendar permits. My iPhone is (703) 798-7734. Have a great Thanksgiving. Best, Duncan McNabb

>

> <COS Nov 23 2019.pdf>

Van Nimwegen, Hannah

From: Duncan McNabb <duncanjmcnabb@gmail.com>
Sent: Saturday, November 23, 2019 6:20 PM
To: Van Nimwegen, Hannah
Cc: Wysocki, Peter; Herington, Meggan; Charlie Shea; Nancy Shea; Dot Williams; Janna Rombocos; Duncan McNabb; Linda McNabb
Subject: Kettle creek North Development
Attachments: COS Nov 23 2019.pdf; ATT00001.htm

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Hannah,

I left you a voicemail yesterday to give you feedback on the meeting and continuing issues. Attached is my input on the Kettle Creek North Development including Parcel B, following the town meeting on 6 Nov 2019. Thanks for having the meeting. Obviously there is still a lot of concerns and angst with the proposed rezoning and development. My letter captures my latest thoughts and concerns. Would still welcome talking with you if your calendar permits. My iPhone is (703) 798-7734. Have a great Thanksgiving. Best, Duncan McNabb

General Duncan J McNabb, USAF, retired
11550 Howells Road
Colorado Springs, CO 80908
(703) 798-7734

23 Nov 2019

Ms Van Nimwegen
Colorado Springs City Planner
Planning & Community Development
Colorado Springs, CO 80901

Dear Hannah,

Thank for setting up the town meeting on 6 Nov 2019. As I stated in my 23 Oct letter to you, I very much applaud Parcel B being designated as a Hillside Overlay Zone...and will be developed per the Colorado Springs Strategic Plan (PLANCOS) and the Hillside Design Manual to "minimize terrain disturbance, preserve natural vegetation, and mitigate visual impact upon off site areas". I believe this is absolutely consistent with Chapter Seven of the PLANCOS, MAJESTIC LANDSCAPES, and will be a win-win for all concerned.

I was disappointed that we didn't seem to make any progress on the transportation and proposed density issues. Without dealing with the transportation infrastructure issue, it is hard to discuss the density issue...and ultimately whether rezoning is a prudent course of action. At both town meetings, I was struck by the knowledge and disappointment of the residents of how we got to this position. Their frustration, and even anger, was very evident that the City continues to approve and build more high density housing in the immediate area when traffic delays are already occurring. Additionally, these delays are happening before the already approved housing and commercial development is finished and occupied and a new elementary school is built. For instance, in addition to the La Plata North Fork development, Pine Creek High School, and the Howells road community, you have the Cordera development competing for space on the same stretch of Old Ranch Road. Many of the Cordera residents are using Cordera Crest Avenue to enter Old Ranch Road via the single lane round-a-bout by the high school creating a significant bottle neck. Additionally, as mentioned in my 13 Sep letter, this could become a major safety issue during an emergency evacuation situation.

When asked what could be done, the developer's spokesman, John Maynard, said there are currently no solutions available to provide additional road infrastructure to alleviate the bottlenecks for the North Fork Housing residents, the Howells Road residents, and Pine Creek High School traffic. When asked the same question at the meeting, the City Transportation Planner reiterated there are no good solutions to provide an additional road link into Power Blvd or Highway 83 to help alleviate the bottle necks. When asked if there is another example of a similar transportation constraint in Colorado Springs, he said he didn't think so.

Based on the statements of John Maynard and the City Transportation planner, I think continuing to build more housing, especially higher density housing, without fixing the overburdened transportation system doesn't make sense. It is certainly unresponsive to the citizen's stated concerns and could result in a deficient plan, undermining our resident's quality of life and time. If there are indeed no solutions, I believe development and density should be restricted to what the existing infrastructure can reasonably support. If a solution can be found, additional development should only take place once the new infrastructure is in place...and again restricted to what the overall transportation infrastructure can support.

Thank you for the consideration, and I look forward to our next town meeting and hearing more about the planned development.

Sincerely,

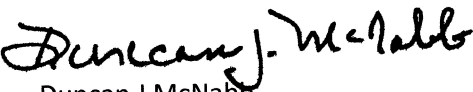

Duncan J McNabb
General, USAF, retired

FIGURE 4

Van Nimwegen, Hannah

From: Judy von Ahlefeldt <blackforestnews@earthlink.net>
Sent: Thursday, November 7, 2019 10:59 AM
To: Van Nimwegen, Hannah
Cc: me
Subject: Fwd: Kettle Creek - CPC PUZ 19-00090 and CPC PUP 19-00091
Attachments: Nov 2019 Prairie Necklace 2- PLT - Kettle Cr.pdf; Judith von Ahlefeldt - CVpdf

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Hi Hannah,

I did come to the meeting last night, but I was late (6:30 pm) and did not sign in. Please add my name to the attendees.

I was wearing a tan fuzzy coat, and sat at the front table on the left (facing the presenters). Katie knows me so she could verify my presence if needed.

I did speak with Dean Venezia after the meeting, and I gave him a hardcopy copy of "A Prairie Necklace". I will contact him today about discussing this further. I have attached a copy of "A Prairie Necklace".

A. Regarding the issue of heavy dependency on one road I have two comments:

1. If there is a fire emergency or an evacuation order is issued, there may be three problematic roads: Thunder Mtn, Forest Creek and Old Ranch Road itself.

If there is an emergency plan in place to divert traffic coming out of Black Forest to go south at the roundabout (aka traffic circle) using Cordera Crest that would help. Otherwise people may not be able to even get onto Old Ranch Road from Thunder Mtn or Forest Creek to get out of the subdivision. Also - it is a well-know fact that during emergencies traffic needs to go both ways, including fire trucks, and other emergency vehicles and these roads a narrow - not a good situation. There should at least be an emergency exit onto Powers Blvd.

There is no connection to Howells Rd. (and should not ever be) because the residents of the County did not want City Traffic in their rural residential neighborhoods, and that was respected. I was at other meetings on this some years ago, and Terry Stokka of the Black Forest Land Use Committee also made that same point.

There was a bridge (a very poor one) across Kettle Creek Canyon 50+ years ago according to other Old Timers although I have never seen a photo. (I have been in Black Forest since 1969) The crossing reputedly washed out in the 1965 flood.

That would be a very expensive bridge to build now. It would "make sense" for urban convenience, but it would not be acceptable to the neighborhoods and residents in the County who value the lack of traffic. Also there was an agreement made for a wide buffer along Shoup and Howells after the Parcel 2 area was annexed. If there becomes substantial Open Space north of Kettle Creek there should not ever be a need for a bridge.

In all the discussion about access last night, no one brought up the possibility of emergency access onto

Powers, and I think there has been discussion of "right-in, right out" onto Powers. although I don't know the status of that. Perhaps an emergency exit onto Powers would be helpful.

B. Regarding Parcel B - the decrease in density is good, and the Hillside Overlay idea is also good. What is lacking is **connectivity** of Open Space within the Subdivision and to areas to the east, for animals, and pedestrian use on a primitive multiuse trail, and connection for animals which will continue to use the side ravines for access to water and cover, even if a pond is put in on the uplands.

C. This is a critical area for the Prairie Necklace Concept and there needs to be further examination of functionality and interaction to make that work to reach Shoup Road and the La Foret Trail which includes discussions with neighbors and the County. (I am presenting Prairie Necklace to City Parks Board next Thursday - Have already presented it to both City and Planning Commissions as an information item. This could be a wonderful first step). The area on the south side of Thunder Mtn (North Fork) was supposed to have a wide buffer and a wall on the west side of Howells (per the public meetings), but then the decision was to put in large lots with no buffer or room for a trail, so the County road (Howells) is de facto is forced to serve that function for people and animals where it abuts North Fork.

It would be good to not have the same problem at the north end of the south portion of Howells if there is some way to make a better plan that will work the environmental needs and the neighbors.

I would be happy to meet with you on this and explain the planned trails for Black Forest (both County Regional Trails and Black Forest Trails Assn Trails.).

D. The proposed subdivision's north lot lines for Parcel A are too close to the top of the canyon (as noted in my letter yesterday). I would hope that some lots could be eliminated to allow a substantial buffer/open space with a safety fence provided, that can serve as a buffer to the cliff areas and an amenity to the residents.

Sincerely,
Dr. Judith von Ahlefeldt
Landscape Ecologist
337-5918

----- Forwarded Message -----

Subject:Kettle Creek - CPC PUZ 19-00090 and CPC PUP 19-00091

Date:Wed, 6 Nov 2019 15:31:28 -0700

From:Judy von Ahlefeldt <blackforestnews@earthlink.net>

To:Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>

CC:me <blackforestnews@earthlink.net>

Hi Hannah,

I plan to be at the meeting tonite.

Here is the latest edition of the Prairie Necklace concept paper - will be presented to Parks Board on Nov. 14.

The north boundary of this is way too close to the open space. There needs to be a buffer - I would say at least 300 feet- 300 would be better. Can be used to a perimeter trail around the north side of the subdivision, can contain a trail, and will buffer the open space. There definitely needs to be a safety fence along the top of the canyon - very

dangerous of left open. Perhaps at the north end there can be a way for animals to go across this very deeply incised valley.

Is there a plan with Parks to get a human trail across the eastern end of this where it is not a steep cliff?

I hope Mr. Venezia is amenable to this - I would like to talk to him - maybe tonite if he is there.

This could be part of something great!

Judy von Ahlefeldt

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This email has been checked for viruses by AVG.

<https://www.avg.com>

A Prairie Necklace

A Place in Time

Presentation:

September 17, 2019 - El Paso County Planning Commission - 20 min - Informational
September 19, 2019 - Colorado Springs Planning Commission - 20 min - Informational
City of Colorado Springs Parks Board - Nov. 14, 2019 - 15 min- Informational

Dr. Judith von Ahlefeldt PhD

Landscape Ecologist



Prairie in Colorado Springs & El Paso County

Will this only be a memory in photos? FIGURE 4

PlanCOS

Colorado Springs- January 2019

ADOPTED

Majestic Landscapes - Unique Places - Strong Connections

A PRAIRIE NECKLACE !



THE UNIQUE, MAJESTIC WESTERN EDGE OF THE GREAT PLAINS AND THE NORTH AMERICAN CORDILLERA IN EL PASO COUNTY, CO.



EL PASO COUNTY

IN PROGRESS September 2019 December 2018 to December 2021

FIGURE 4

**Can the
Planning Commissions,
Planning Departments,
Development Community
and Decisionmakers of Colorado Springs & El Paso County
work together now
- in 2019/2020 -
to create A Prairie Necklace
connecting what remains
of ungraded native regional Prairie Grassland
in the urban-rural interface
of Colorado Springs and El Paso County?**

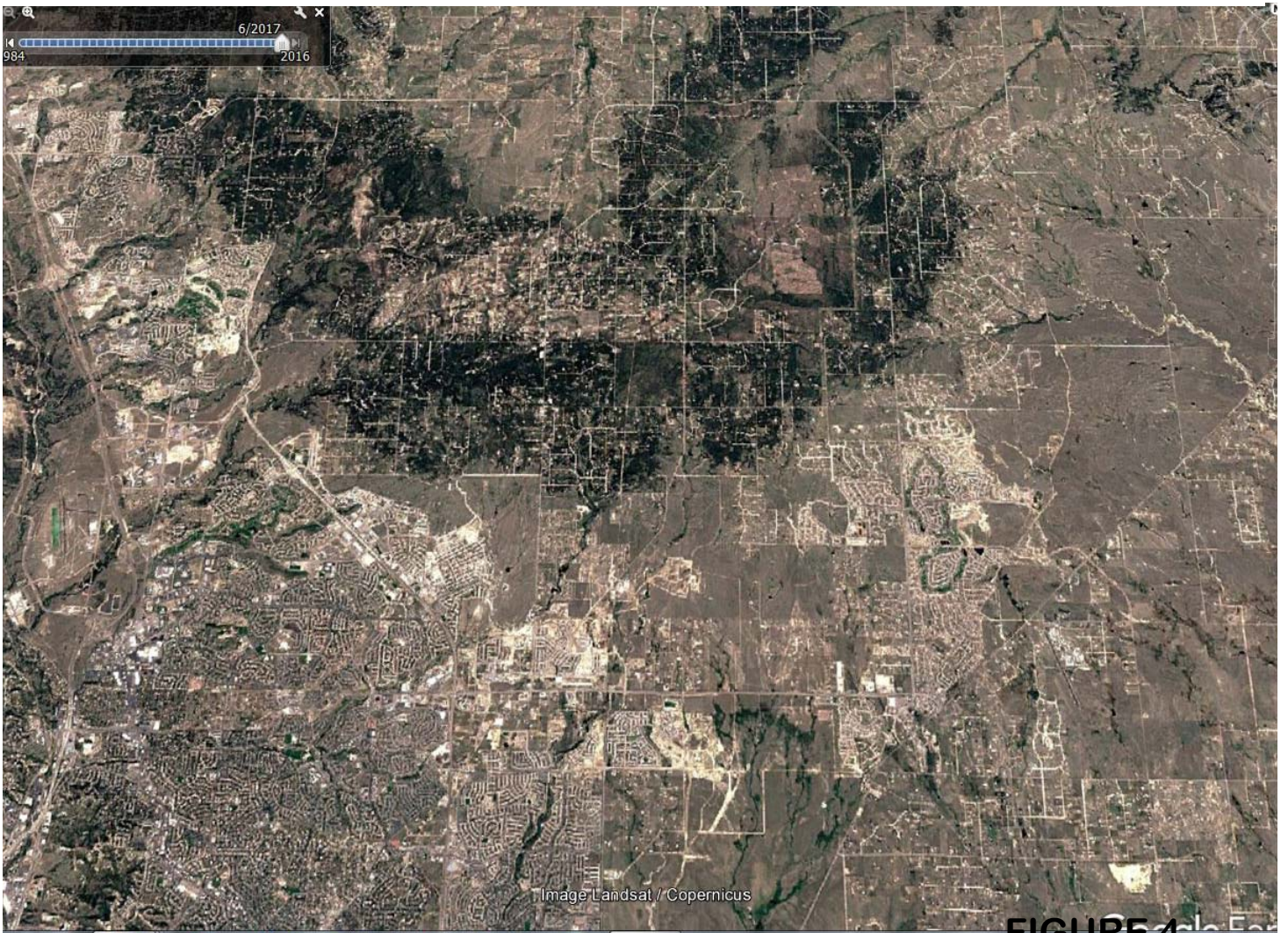
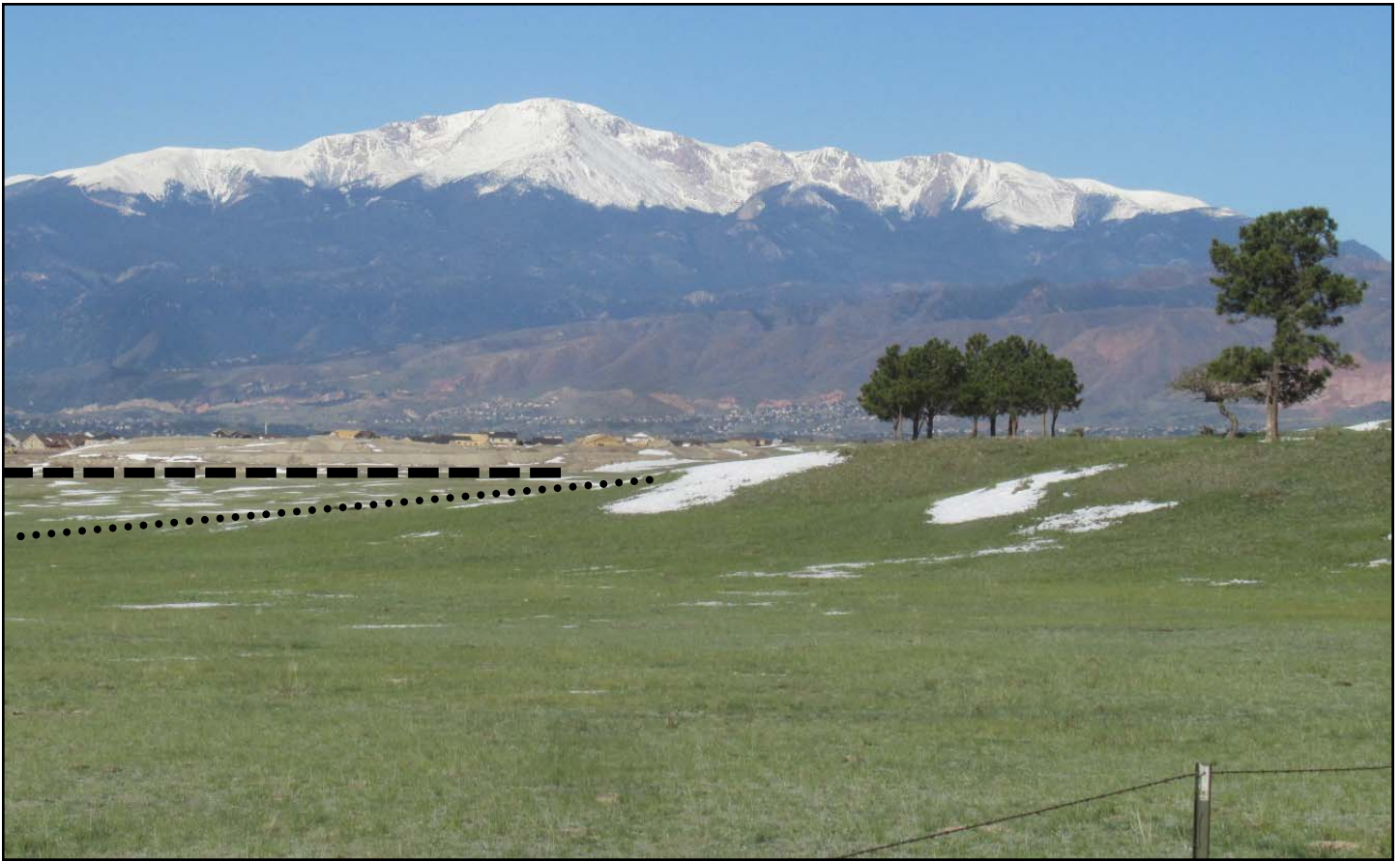
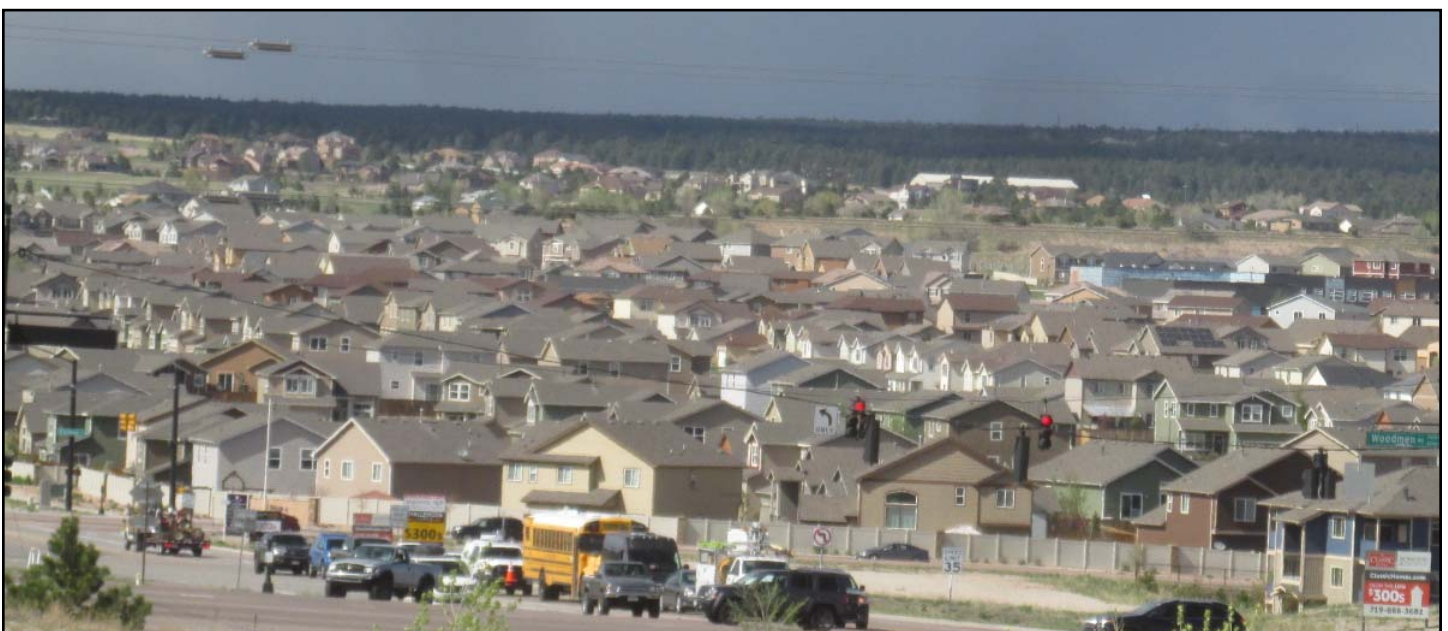


FIGURE 4

Can a Prairie Necklace be like this foreground?



The majestic view of Pikes Peak from the unique edge of the Black Forest and adjacent Prairie. Old Ranch Road (east) is along the lower edge of this view.



Can the sea of urban rooftops, like these along Black Forest and Woodment Road, transition gently into permanent open space in most areas around the edge of Black Forest?

FIGURE 4



There is a choice



FIGURE 4

A Proposal to Implement

The Vision

Feb. 2019
Wolf Ranch Public Mtg #1

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

- **Creates an integrated and linked system
convenient to neighborhoods**
- **Connects watersheds across ridges**
- **Urban to Rural Residential Transition
for much of NE Colorado Springs**
- **Perimeter Trail for “Ring the Springs” system**
- **A cooperative City/County/Private linear park**
- **Wide buffer (300’ where possible) for:**
 - **Softens the urban-rural residential edge**
 - **Enables Prairie wildlife corridor**
 - **Offers a primitive trail amenity in a
native prairie context(no overlot grading)**
 - **Visual amenity**
 - **Road noise mitigation**
 - **Room for snow drift management**
 - **Opportunity for strong trail connections
with multiple connection options**
 - **Conservation of local plant genomes**

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

FIGURE 4

Making it whole.

- **Shoup/SH83- a pedestrian bridge built under SH 83 on Black Squirrel Creek by CDOT decades ago which is part of both the City and County Parks Plans. Connects with the La Foret Trail (County), City Trail and potential trail up SH 83 to Hodgen Road to other County trails.**
- **City Parks is working on options for Open Space/trails north of Old Ranch Road.**
- **There are “pinch points” in the City where the opportunity is minimal, but at least trail connections can still happen. (South Howells Road/ Pike Creek HS Area, Cordera/Milam/Union/ BradleyRanch areas).**
- **Opportunity to use Old Ranch Road ROW from City Utility Tank area to Milam**
- **Wolf Ranch from the west border of the City Utilities Water Tank site east to Black Forest Road is a critical piece.**

- **East of Black Forest Road is currently all in County jurisdiction.**

A trail connection for human use can be planned between Black Forest and Vollmer Roads over to Sterling Ranch to connect with the Sand Creek Area Trail System along Briargate - Stapleton Parkway. Cooperative accommodation among rural residential lot owners to enable antelope movement should be sought especially north of Briargate-Stapleton Alignment in Eaglewing, Highland Park, the Johnson Conservation Easement (Palmer Land Trust and private owner), Eagle Rising/Jaynes property/Poco road residents to enable antelope movement, minimize obstructive fencing and conserve native prairie land cover.

- **East of Vollmer there is currently an approved Sketch Plan (Sterling Ranch), a PUD (The Retreat) and a proposed Sketch Plan (The Ranch - Sept 24 BoCC) - all with Metro Districts, all with trails. Perimeter trails should be planned in a wide, ungraded buffer (minimum 100-200-feet), preferable against large lots (1 ac). Connections among these subdivisions is possible and should coordi-**

nate with Regional Trails. These areas might also be annexed to Colorado Springs soon - in which case the City would have jurisdiction and open space adjustments could be made.

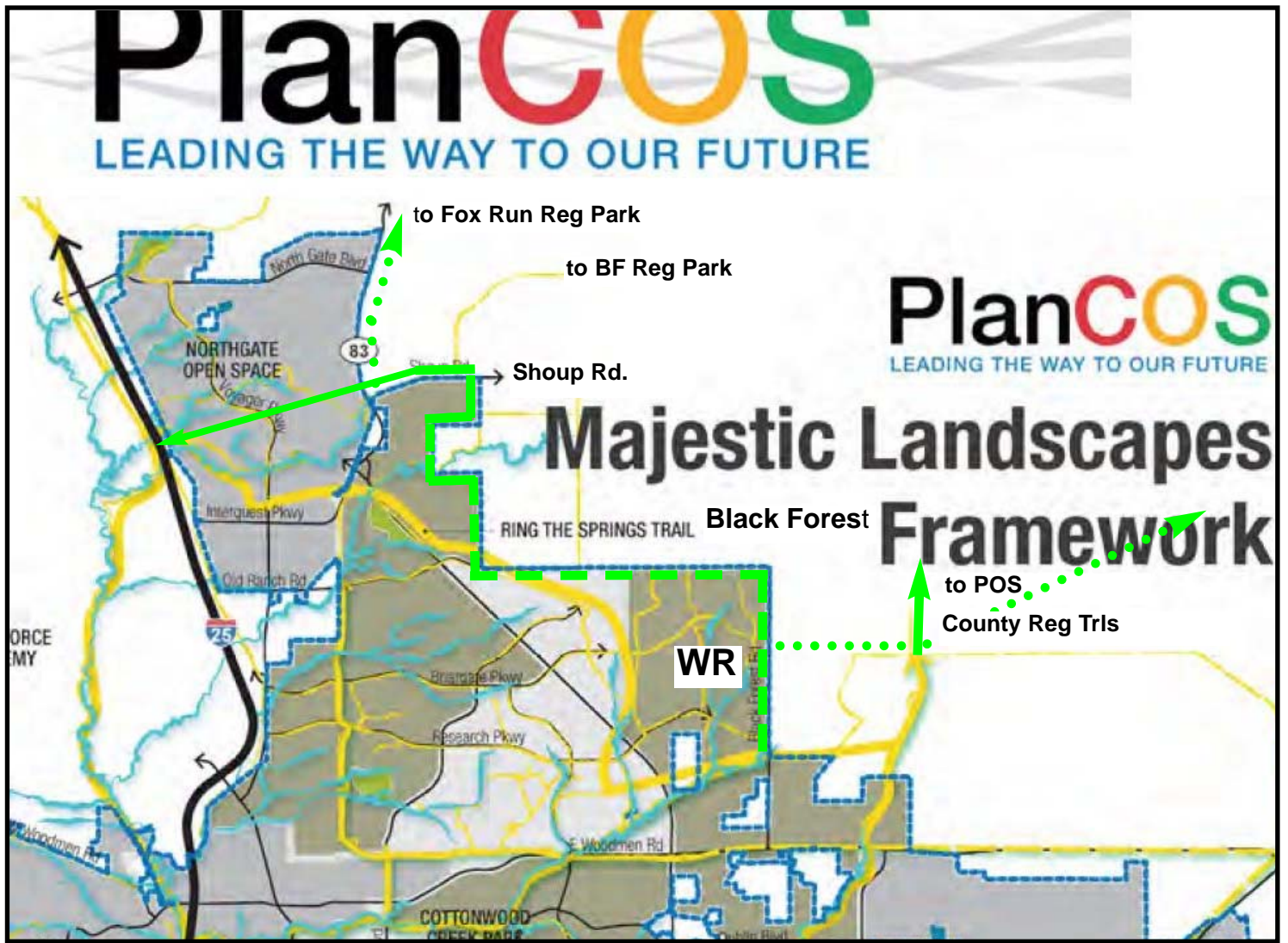
- **Paint Brush Hills area has a major 300+ foot Excel Power line easement which can remain open and which connects across other private lands to the east side of Pineries Open Space. POS connects at its north end to a trail in Woodlake and eventually to Regional trails along Hodgen Road.**

- **The east side Of the Prairie Necklace can be included in 4-way Ranch Planning and could reach to the Elbert Highway , Homestead Regional Park and Peyton area.**

- 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 in the Region for a very long time.

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

The Prairie Necklace is a long-term project, but time is short in 2019-2020 to save key pieces in developing areas. City Parks is working on a plan for the area between Shoup and Old Ranch Roads. Wolf Ranch can still make adjustments to their recently amended Master Plan along old Ranch and Black Forest Roads. Planning the connection of Briagate Parkway and Stapleton Road can include at least a trail (this area is “buffered” so some extent by existing rural residential lots which have native prairie. East of Black Forest Road are excellent opportunities to connect Sterling Ranch, The Retreat, The Ranch and use existing utility easements.

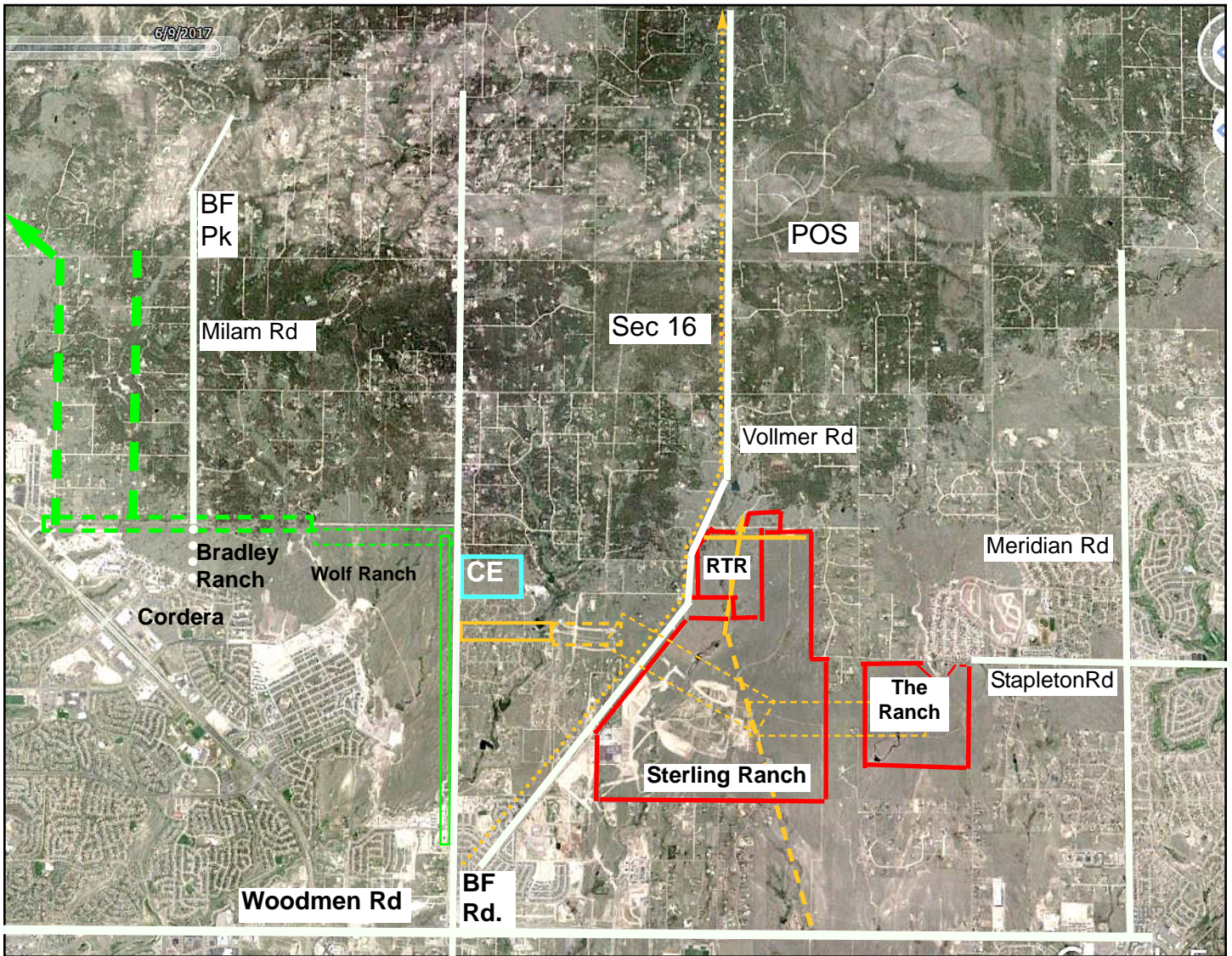


——— City and (some) County trails per PlanCOS
 ——— Planned County trails

- - - - Proposed “Ring the Springs” Perimeter Trail in P Necklace
 ●●●●● Possible addl

FIGURE 4

Central - Eastern City Boundary



Colo
Spgs

El Paso County

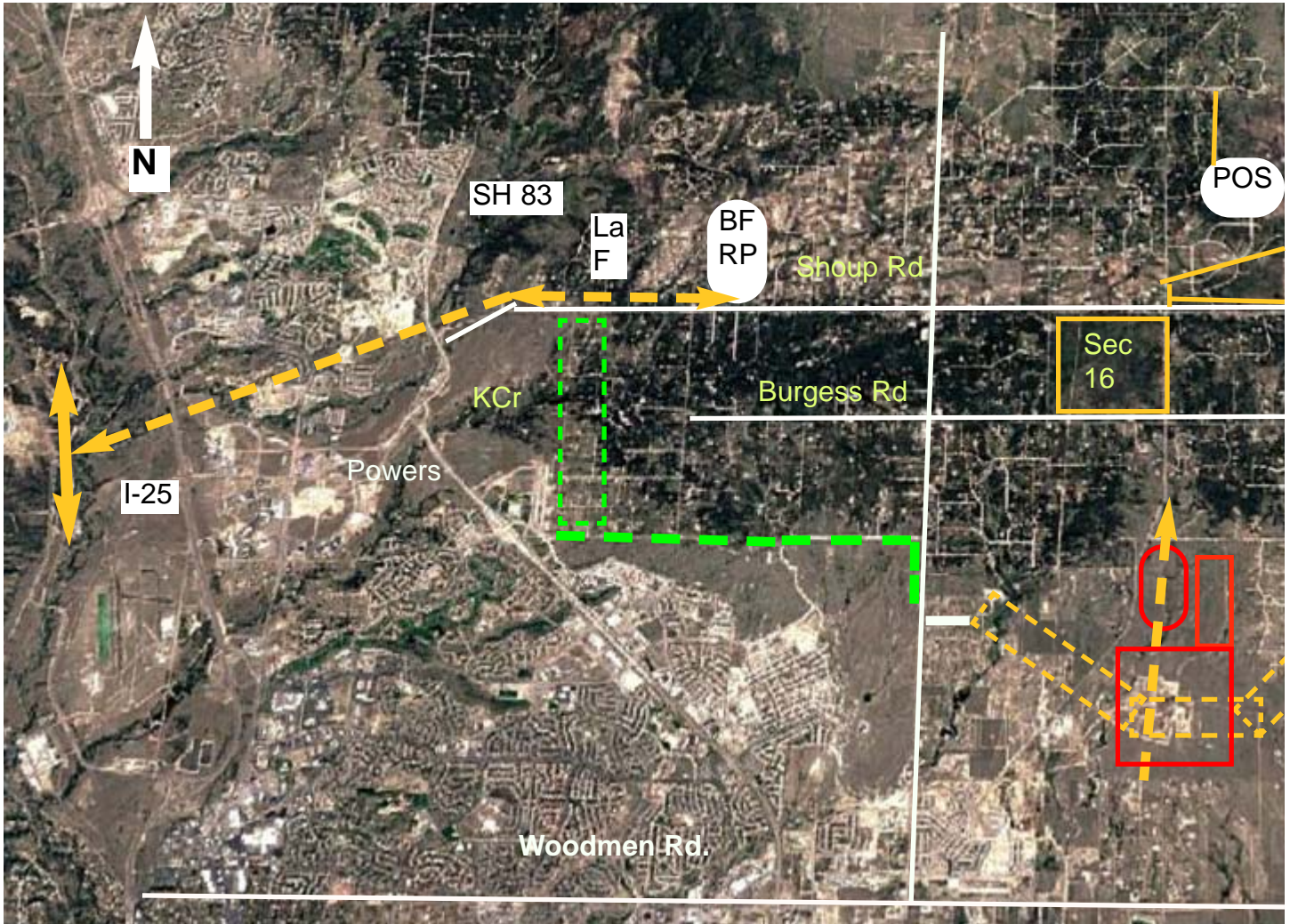
Map Key:

- Conservation Easement (CE) Pvt
- Sketch Plan, Recent PUD
- Bicycle Trail - Vollmer Rd
- BG/ Stap - 2 lanes built
- BG/Stap - Corridor - in planning
- County Regional Trail Built/Planned

Potential trail and/or
buffer for Prairie
Necklace in City

FIGURE 4

To the West



MAP KEY



Potential Buffer/Trail Areas
in City



Solid line = Santa Fe Trail - Monument Creek; Sec 16 Trail
Planned La Foret Trail - EPC Parks - Bridge built under SH83, Sand Crk trail



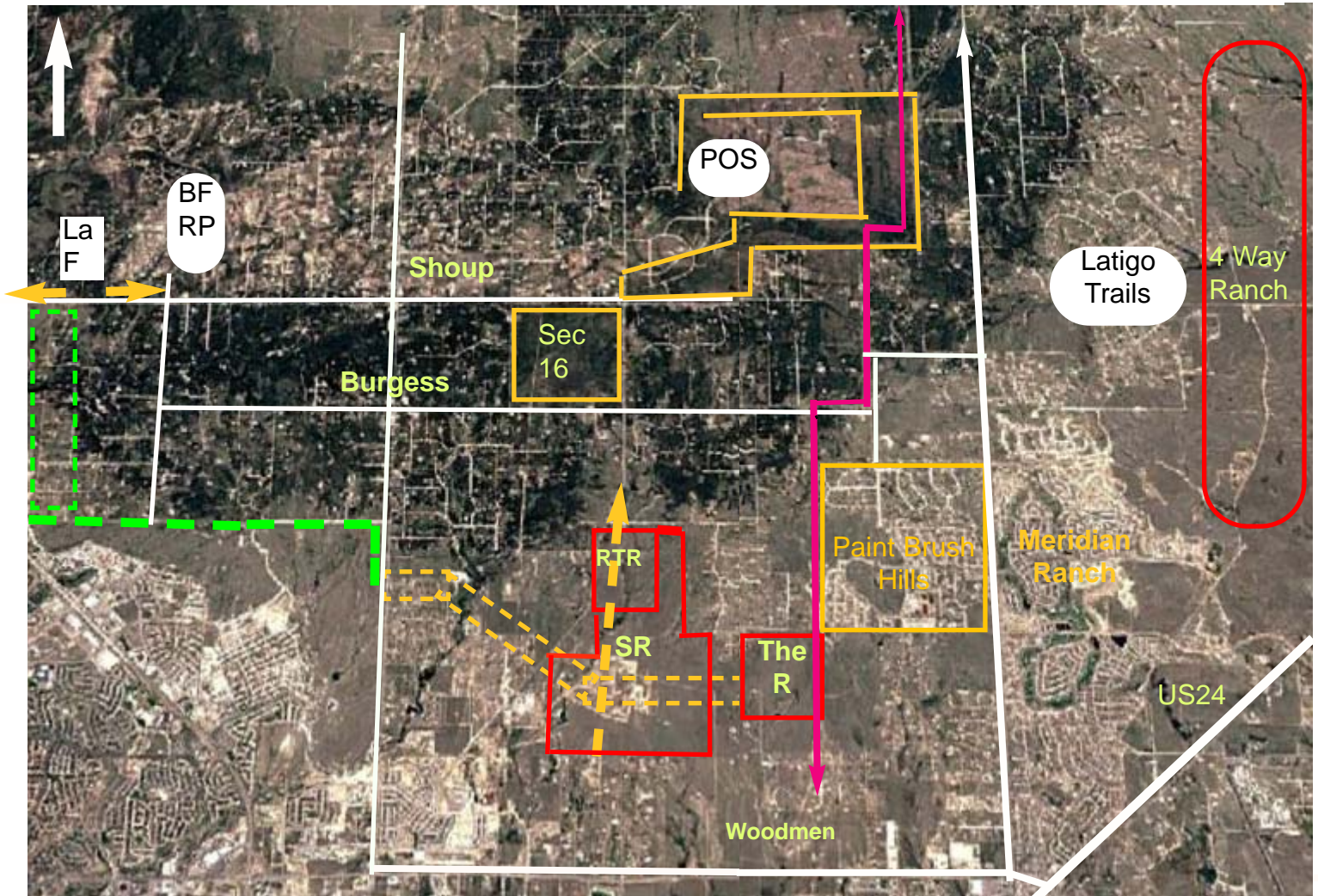
Briargate/Stapleton Pkwy Alignment - could include trail



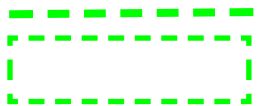
Sketch Plan Sterling Ranch (Skech Plan) and Retreat at Timber Ridge (PUD)

FIGURE 4

To the East



MAP KEY



Potential Buffer/Trail Areas
in City



Solid line = Santa Fe Trail - Monument Creek; Sec 16 Trail in 300' buffer



Planned La Foret Trail - EPC Parks - Bridge built under SH83, Sand Crk trail



Briargate/Stapleton Pkwy Alignment - could include trail



Sketch Plan Sterling Ranch (Sketch Plan) and Retreat at Timber Ridge (PUD),
The Ranch (Sketch plan to Bocc 9/24)



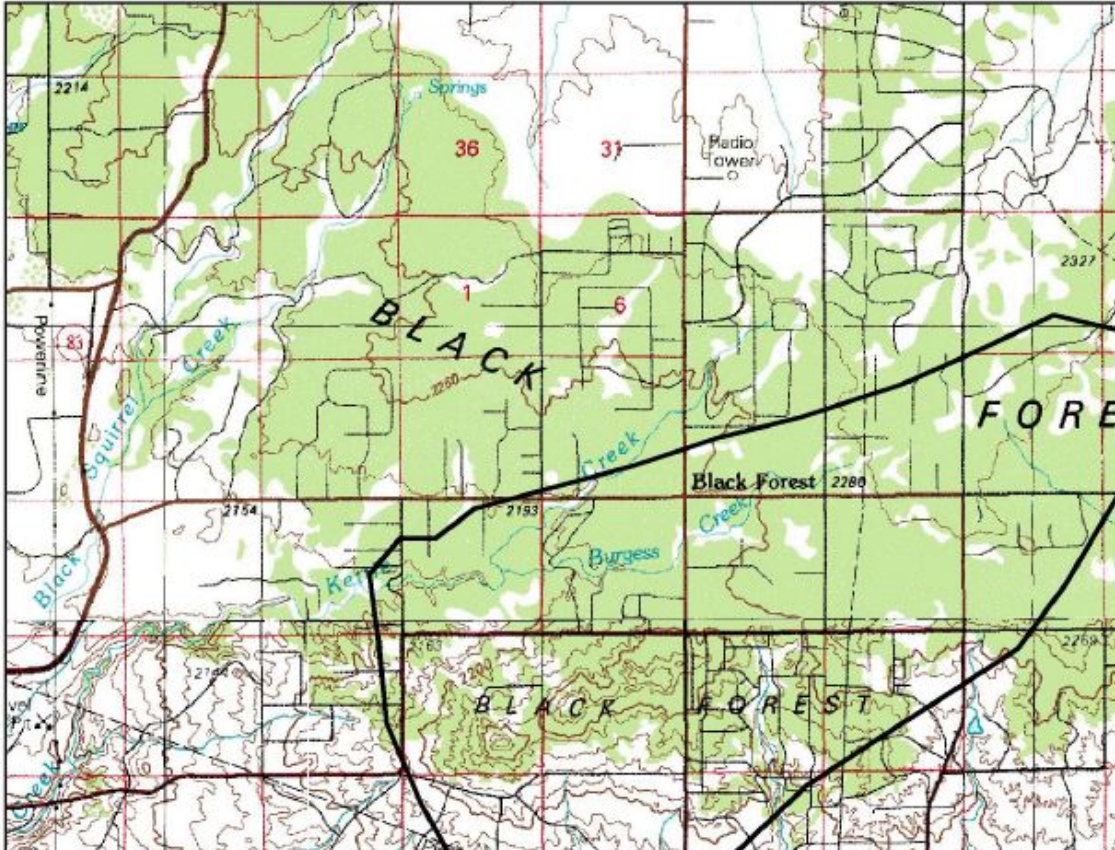
Exct Transmissin Line 330' wide easement

FIGURE 4

Parks, Open Space and Biodiversity Planning

Colo. Natural Heritage Prgrm
2001

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 Pineries Open Space in Black Forest and overlaps part of this PCA..

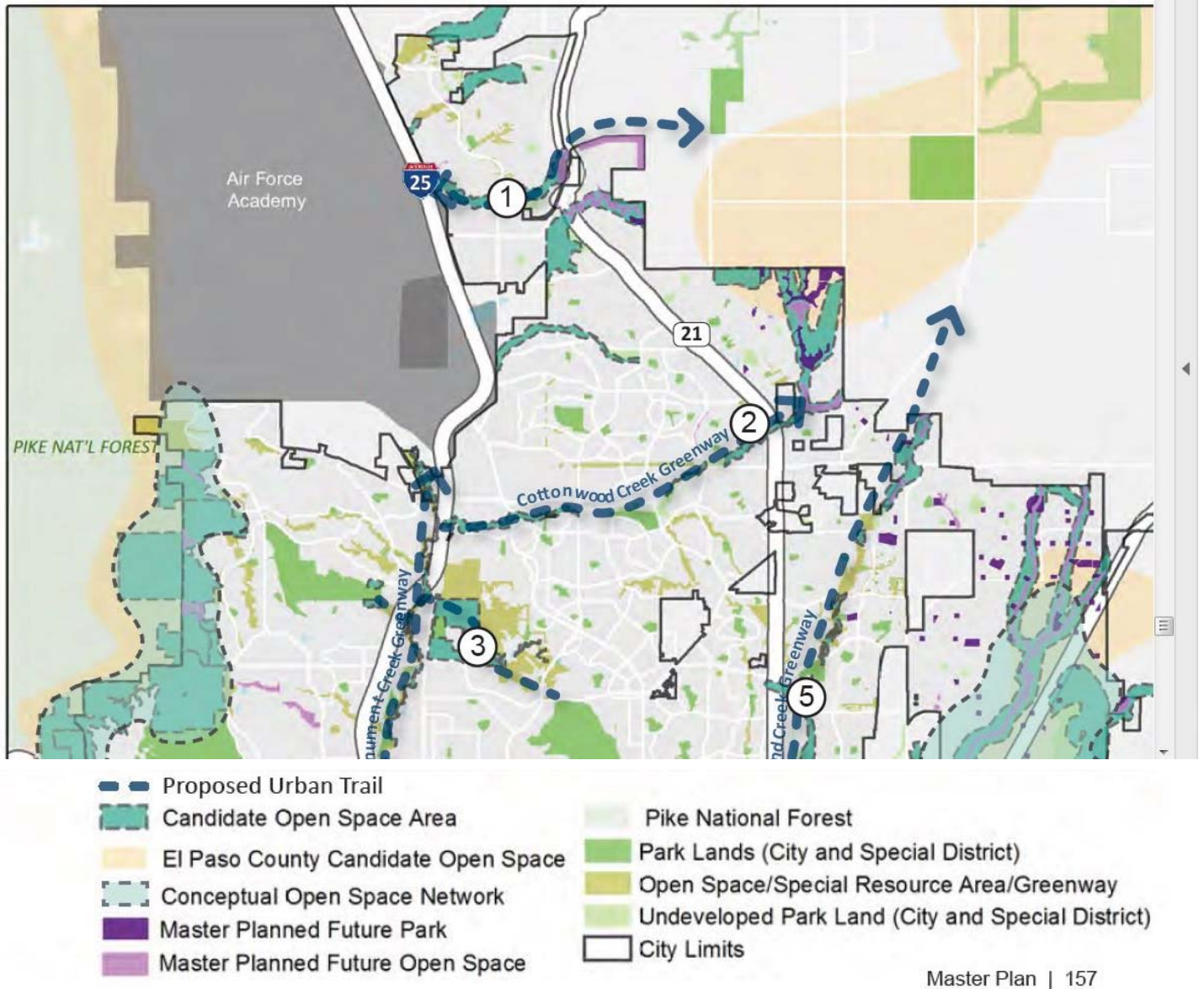
“ In 1999, the Colorado Natural Heritage Program (CNHP) proposed a biological survey to the El Paso County Board of Commissioners. The goal of the project was to systematically identify the locations of rare species and significant natural plant communities are in El Paso County, and to identify and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

FIGURE 4



- The tan polygon in the NE corner of this map, which includes Sec. 16 and the Pinerias Open Space in the Black Forest is based on the CNHP 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.

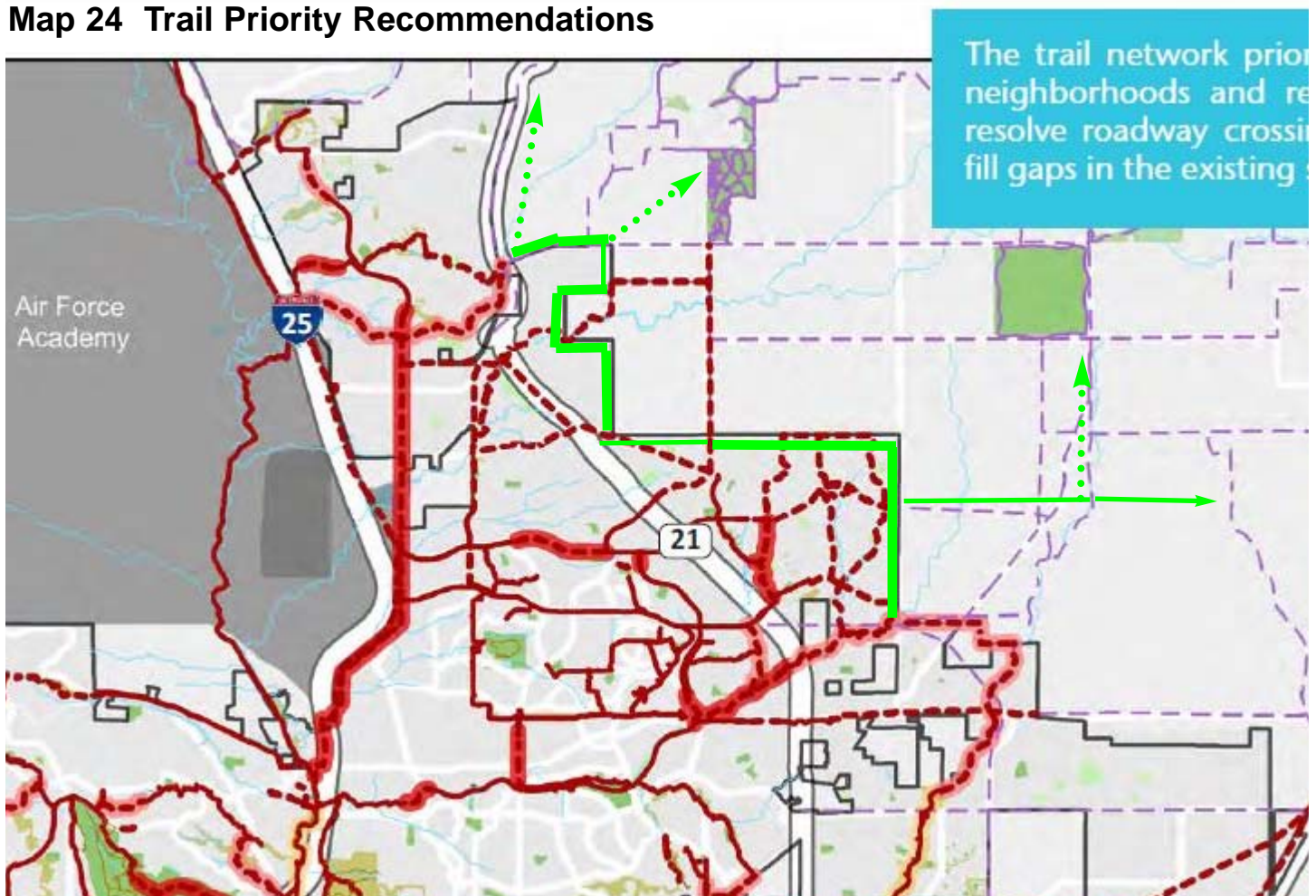
- Note that **dark turquoise Candidate Open Space Areas** in the City of Colorado Springs Parks Master Plan follow the western tributaries of Cottonwood Creek and also include property west of Wolf Ranch. A **Future Master planned Park (purple) and open space (lavender)**, based on the Wolf Ranch Master 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 areas (1) and (2) to the Sand Creek Greenway (5).**

FIGURE 4

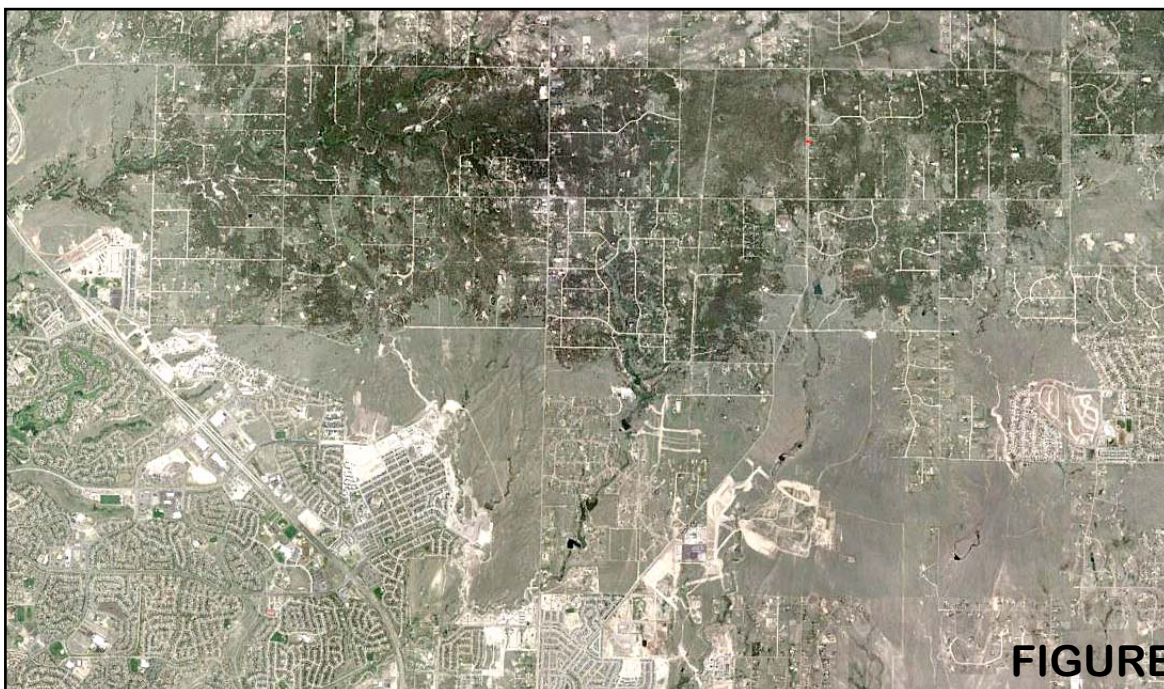
Map 24 Trail Priority Recommendations



This is Map 249 of the 2014 Colorado Springs Parks Master Plan.

The Trail Priorities are highlighted in red.

The Green line (above) representing the Prairie Necklace connection was added to show the relationship of planned City Park Trails to the Prairie Necklace Open Space and Trail system in the City portion which is mainly to the west of Black Forest Road.



PlanCOS spells out a vision for Colorado Springs based on themes:

- Majestic Landscapes.**
 - Unique Places, and**
 - Strong Connections (which can include ecosystems and trails as well as roads and utilities)**
- 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 and partnering with similar vision and goals of the County. Prairie Necklace broadens 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 opens the door for positive cooperation.

This proposal gives developers a chance to give forward, and to also give back from previous decades of huge successes and 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.

The prairies in El Paso County are very diverse, underlain by different geologic substrates of the last 80 million years. Native prairie land is special.

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

Thank you,

Dr. Judith von Ahlefeldt, PhD

Landscape Ecologist

blackforestnews@earthlink.net

337-5918

A Prairie Necklace

A Place in Time



FIGURE 4

Van Nimwegen, Hannah

From: Duncan McNabb <duncanjmcnabb@gmail.com>
Sent: Tuesday, November 5, 2019 4:25 PM
To: Van Nimwegen, Hannah
Cc: Wysocki, Peter; Herington, Meggan; Charlie Shea; Nancy Shea; Louellen Welsch; J BONNER; Mike and Lorrie Jacobson; Janna Rombocos; Wendi Lord; Duncan McNabb; Linda McNabb
Subject: Re: 2nd Neighborhood Meeting - Proposed Development, Kettle Creek North - 11/6
Attachments: COS Letter 23 Oct 2019.pdf; ATT00001.htm

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!

Hanna,

I look forward to the town meeting on 6 Nov 2019 and hearing the update on the proposed development. I have attached my signed letter that includes comments I sent you in an e'mail on 23 Oct 2019 responding to your 9 Oct e'mail on the project. My concerns remain the same: First, that we protect the environment and land we have been entrusted with and doing a smart development in accordance with Colorado Springs' Strategic Plan, PLANCOS, and the hillside overlay process where applicable. Second, ensuring we maintain lower density housing the allows a good transition between the city and county. Also that we have at the very minimum the same density approved when La Plata developed North Fork was approved and ideally, given the beauty of the land, even less density. This is especially important along Howells Road and the land directly adjacent to the North part of Parcel B. Third, that the city ensure they have a well thought out transportation infrastructure plan for all the developments on going in this area. We are already having traffic problems and that is before the approved developments are complete and the new housing occupied. I understand you will discuss all these issue at the upcoming meeting and I look forward to hearing the new proposal and how it will address these and other issues brought up by e'mail or at the town meeting. Again, my concerns are outlined in the attached letter. Thanks for your consideration and I look forward to seeing you tomorrow night. Best,
Duncan

General Duncan J McNabb, USAF, retired
11550 Howells Road
Colorado Springs, CO 80908
(703) 798-7734

Ms Van Nimwegen
Colorado Springs City Planner
Planning & Community Development
Colorado Springs, CO 80901

23 Oct 2019

Dear Hannah,

Thanks for all the information and the verification that Parcel B is now going to be designated as Hillside Overlay Zone....and as I understand it, will be developed per your planning regulations and the Colorado Springs Strategic Plan, PLANCOS. I believe this is a huge step in the right direction. That said, until we see the development plans, it will be hard to really assess the impact of putting up to 36 units on that parcel with supporting roads and utilities without doing major damage to the pristine nature of the 29.5 acres. Given the beauty of the land and wildlife that abounds there, I still believe that the density should be even less than that established for the La Plata developed North Fork Division on Howells Road. This is especially true of the land that transitions from the City to the County along Howells Road and the Northern border. Ideally, our hope is this land can be developed smartly to preserve the beautiful environment, to include, where appropriate, larger homes with more acreage with less road and utility infrastructure requirements. Again, designation of Parcel B as a Hillside Overlay Zone is a real positive step, and the sooner we get good information on the development plan, the better.

My other major concern that was passionately voiced at the town meeting by many residents, especially those in the La Plata North Fork division, was the looming transportation issue that all the development in the area is creating. Because the La Plata North Fork Development, the High School and the Howells Road community are depending on a single road for in and out, there is already major bottle necks during rush hours. This problem will undoubtedly get much worse once with the additional traffic created when all the already approved homes are built and occupied and you build a new elementary school. I wrote in my 13 Sep 2019 letter to you that the sufficiency of the transportation infrastructure to support all the already approved development, the high school, and the elementary school is already problematic...and this new requested development will exacerbate the problem even more. It's potential impact on the quality of life of all residents day to day is significant and could become a major safety issue during an emergency like a fire or a terror related evacuation. While I understand there is work being done, I was disappointed that we haven't heard more on this. I hope you can update us as soon as possible on where we are.

Thank you for your consideration and I look very forward to hearing more in the future. I would also recommend we have another town meeting as soon as practical...and recommend again to any of the planners who haven't had the opportunity "to walk the land" to do so. You will quickly understand why we care about this so much.

Sincerely,



Duncan J McNabb
General, USAF, retired

Van Nimwegen, Hannah

From: Duncan McNabb <duncanjmcnabb@gmail.com>
Sent: Wednesday, October 23, 2019 8:52 AM
To: Van Nimwegen, Hannah
Cc: Wysocki, Peter; Herington, Meggan; Charlie Shea; Nancy Shea; Dot Williams; Janna Rombocos; Dunc McNabb
Subject: Re: Development Proposal - Kettle Creek North - Resubmitted for 2nd Review

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!

Hannah,

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Thank you for your consideration and I look very forward to hearing more in the future. I would also recommend we have another town meeting as soon as practical, and recommend again to any of the planners who haven't had the opportunity "to walk the land" to do so. You will quickly understand why we care about this so much. Best, Duncan McNabb

On Oct 9, 2019, at 12:59 PM, Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov> wrote:

Hello all,

You are receiving this email because you have expressed interest in a development proposal known as Kettle Creek North (single-family residential development north of the North Fork Subdivision and west of Howells Road).

This email is to notify you that the subject applications (CPC PUZ 19-00090 & CPC PUP 19-00091) have been resubmitted to City Planning for review. The resubmitted documents have been uploaded to our search engine (LDRS) for you to download and review. You may access LDRS here <https://eoc.springsgov.com/ldr/rpt/index.htm> and search for the applications either using the individual file numbers listed above or by using the property's tax schedule number 6200000698.

Second review comments will be due from City Planning and other review agencies by October 21st, 2019. From there, we could issue a second review comment letter with additional requested revisions and schedule the applications for their first hearing at City Planning Commission. The scheduling of the hearing will be accessed when reviews have taken place further into this review window. I will let this group know either way.

Comments which were received following the publishing of the first review letter on August 15th, will be included in a second review letter but have already been shared with the applicant for their consideration.

In short, the applicant has revised the proposal to the following:

- Preservation areas have been added. Preservation areas shown on this PUD Concept Plan are approximate. Preservation Areas will be finalized with Development Plans and may contain utility corridors and drainage facilities. Site specific geologic hazard reports will be required on all proposed lots which are affected by the geologic setback line shown on this PUD Concept Plan.
- Parcel B will be subject to Hillside Development Regulations.
- A detailed LSA was prepared as a separate document
- Building Setbacks
 - Front: 20 foot Minimum. Non access front yard 10 foot minimum
 - Side: 5 foot minimum
 - Rear: 15 foot minimum;
 - For lots bordering Howells Road: 100 foot minimum for all structures, including Accessory structures
 - Bordering the north boundary line of Parcel B: 40 foot minimum, 25 foot minimum for Accessory Structures
- Lot Size
 - Where density is less than 2 DU/AC: 10,000 Sq. Ft.
 - Where density is greater than 2 DU/AC: 5500 Sq. Ft.
 - Lots bordering Howells Road: One Acre minimum lot size
 - Lots in Parcel B bordering the north boundary: 20,000 square foot minimum lot size
- A maximum of 36 lots will be permitted in Parcel B
- Development Plans for Parcel A and Parcel B will be submitted as separate applications. The Development Plan for Parcel A will be submitted as the first phase.

Please provide any additional comments which you may have by the second review deadline of October 21st if you'd like them to be included in the second review letter. Those received after 10/21 will still be entered into the record and forwarded to the applicant—they just won't be attachments to the letter.

Let me know if you have any questions! Thanks,

<image002.png>

Hannah E. Van Nimwegen, AICP

Senior Planner / North Team

Phone: (719) 385-5365

Email: Hannah.VanNimwegen@coloradosprings.gov

Land Use Review Division

City of Colorado Springs

30 South Nevada Ave, Suite 105

Colorado Springs, CO 80901

Van Nimwegen, Hannah

From: Sonja Viljoen <sviljoen99@gmail.com>
Sent: Monday, October 21, 2019 8:56 PM
To: Van Nimwegen, Hannah
Subject: Fwd: Kettle Creek North Development next to Howells Road

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!

Dear Hannah,

Thank you for your prompt reply to Charlie Shea and others about this Development Proposal. (CPC PUZ 19-00090 and CPC PUP 19-00091)

I second what was written below by Dot. I just hiked that area on Sunday and land preservation should include vegetation. There is no preservation of those beautiful old trees if the bulldozers go in and destroy everything. I can't imagine an owner not appreciating existing trees on the properties bordering Howells. Please consider retaining the trees as much as possible. This parcel of land is not the eastern plains. Retaining it's natural beauty will increase property values and therefor tax revenue for the city.

I appreciate that the Hillside Overlay will be applied...but when a Preservation Area "contains utility corridors and drainage facilities" that still means bulldozers destroying 200+ year old trees and completely changing the "preservation" of the land. This land has successfully drained water to the creek for hundreds of years - the only reason to put in "drainage facilities" is because of the amount of concrete and asphalt around houses, which disrupts the drainage as is. So, the houses are going to impact the preservation....that's not preservation. And not helpful to the wildlife, trees, and forest. Surely utility lines and drainage can be outside the hillside preservation areas...

Thanks,

Sonja Viljoen

4160 Mountain View Drive 80908

- Preservation areas have been added. Preservation areas shown on this PUD Concept Plan are approximate. Preservation Areas will be finalized with Development Plans and may contain utility corridors and drainage facilities. Site specific geologic hazard reports will be required on all proposed lots which are affected by the geologic setback line shown on this PUD Concept Plan.
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- A maximum of 36 lots will be permitted in Parcel B
- Development Plans for Parcel A and Parcel B will be submitted as separate applications. The Development Plan for Parcel A will be submitted as the first phase.

Van Nimwegen, Hannah

From: lcwelsch <lcwelsch@yahoo.com>
Sent: Monday, October 21, 2019 1:45 PM
To: Van Nimwegen, Hannah
Subject: Re: Development Proposal - Kettle Creek North - Resubmitted for 2nd Review

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!

Dear Ms. Van Nimwegen,

Regarding this below resubmitted proposal:

1) The traffic study states that the traffic flow rate at the intersection at the heart of this development as an LOS of D or better.
A grade of D is an almost failing intersection.

Really- is our city standard to accept and plan on failing or almost failing intersections?

That is irresponsible to public safety. It should be unacceptable to grant a development density plan that will result in an almost failing intersection for an existing neighborhood, that is even now surrounded by areas and roads which are already also being built upon and expanded thereby greatly increasing traffic.

2) Any lot density size along Howells Road and the county zoned property to the north, should be 1.5 acres, or larger, lots so as to mirror that of the existing North Fork development, and to help maintain the rural character of the existing county neighborhoods.

Sincerely,
Louellen Welsch
11525 Howells Road

9, 2019, at 12:59 PM, Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov> wrote:

Hello all,

You are receiving this email because you have expressed interest in a development proposal known as Kettle Creek North (single-family residential development north of the North Fork Subdivision and west of Howells Road).

This email is to notify you that the subject applications (CPC PUZ 19-00090 & CPC PUP 19-00091) have been resubmitted to City Planning for review. The resubmitted documents have been uploaded to our search engine (LDRS) for you to download and review. You may access LDRS here <https://eoc.springsgov.com/ldrs/rpt/index.htm> and search for the applications either using the individual file numbers listed above or by using the property's tax schedule number 6200000698.

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- A maximum of 36 lots will be permitted in Parcel B
- Development Plans for Parcel A and Parcel B will be submitted as separate applications. The Development Plan for Parcel A will be submitted as the first phase.

Please provide any additional comments which you may have by the second review deadline of October 21st if you'd like them to be included in the second review letter. Those received after 10/21 will still be entered into the record and forwarded to the applicant—they just won't be attachments to the letter.

Let me know if you have any questions! Thanks,

<image002.png>

Hannah E. Van Nimwegen, AICP

Senior Planner / North Team

Phone: (719) 385-5365

Email: Hannah.VanNimwegen@coloradosprings.gov

Land Use Review Division

City of Colorado Springs

30 South Nevada Ave, Suite 105

Colorado Springs, CO 80901

Van Nimwegen, Hannah

From: Dot Williams <dot11555@gmail.com>
Sent: Sunday, October 20, 2019 9:56 AM
To: Van Nimwegen, Hannah
Cc: Charlie Shea; Herington, Meggan; nancys crshea.com; Duncan McNabb; Janna Rombocos; Louellen Welsch
Subject: Re: Development Proposal - Kettle Creek North - Resubmitted for 2nd Review

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Hannah -

Thank you for your prompt reply to Charlie Shea and others about this Development Proposal. (CPC PUZ 19-00090 and CPC PUP 19-00091)

I appreciate that the Hillside Overlay will be applied...but when a Preservation Area "contains utility corridors and drainage facilities" that still means bulldozers destroying 200+ year old trees and completely changing the "preservation" of the land. This land has successfully drained water to the creek for hundreds of years - the only reason to put in "drainage facilities" is because of the amount of concrete and asphalt around houses, which disrupts the drainage as is. So, the houses are going to impact the preservation....that's not preservation. And not helpful to the wildlife, trees, and forest. Surely utility lines and drainage can be outside the hillside preservation areas...

As for lot size bordering Howells - yes, the actual lot size for the home is North Fork is less than 2 acres...but the original discussion we all had with La Plata was that they would be 2.5 acres...then we found out that 2.5 acres included the streets, cup de sacs, and approximately half of Howells Road! Thus the owners own quite a bit less than 2.5 acres. We want the same for all Kettle Creek homes bordering Howells Road and all Black Forest property. That includes the north border of Parcel B, and all places the City interfaces with all Black Forest.

There is plenty of property west and stretching far north, to put the tiny lots. I see homes on the small lots in North Fork going up for sale regularly, but not the larger lots (backed onto Howells) - those homeowners seem to be staying and using their greater space. It would be the same for this developer - larger lots, more use of existing vegetation and leaving the old growth trees alone, will make for greater property value and sale prices, plus future homeowners who appreciate the beauty and value of what they have bought.

"Density of less than 2DU/AC: 10,000 Sq. Ft." is not an acre - there are 43,560 square feet in an acre. So they are figuring 1/4 of an acre for the home, and 1/4 of an acre for the concrete...times two for the acre...That is not caring for the land, or even acknowledging the wish for preservation of this lovely area.

This land - Parcel B - deserves more than tract homes on a treeless plain, that has been made a treeless plain by bulldozers. PLEASE have the decision makers walk the land, meet the elk and deer who call it home, and think for the future - not just for the money in the wallet today.

Dot Williams
11555 Howells Road
Colorado Springs, CO 80908

Van Nimwegen, Hannah

From: Van Nimwegen, Hannah
Sent: Friday, October 18, 2019 3:10 PM
To: 'crs crshea.com'
Cc: Herington, Meggan; nancys crshea.com; Duncan McNabb; Dot Williams; Janna Rombocos
Subject: RE: Development Proposal - Kettle Creek North - Resubmitted for 2nd Review

Hello Charlie,

I have received your email and can address a few questions now. Others I will need to get back to you on.

1. A poster is not required with subsequent submittals following the initial review, but will be required again if a second neighborhood meeting and when public hearings are scheduled.
2. Like I have mentioned, the minimum lot size for the properties along Howells Road in North Fork is 1.5 acres—not 2.5 acres—with a 50-foot building setback. Many of the lots are between 1.8-1.9 acres in size, though. You can verify this on the approved development plan (file number CPC PUD 14-00025). Staff is currently reviewing the applicant's resubmitted proposal.
3. The master plan states that the maximum gross **density** of parcel B cannot exceed 1.99 dwelling units per acre. This is different from lot size. A parcel of land requires facilities to be installed (roads, sidewalks, parks, drainage, trails, etc) which take away from the overall buildable area, but, the maximum density allotment still stands. On 29.69 acres, they are permitted to have ~57 total dwelling units (think just under two per acre). When a certain amount of land is required for facilities like the ones mentioned above, the actual buildable area is reduced, therefore the average lot area is also reduced. The applicant is committing to lots that will be at least 10,000 square feet and no more than 36 total dwelling units on Parcel B. This actually equates to a ~1.21 dwelling units per acre gross density (36 dwelling units on 29.69 acres).
4. I'll look into the grading and where it's gone. I haven't had a chance to dive into the full review yet!
5. Development plan applications would not be submitted until after the property is zoned for the proposed use, and the review process would be separate from the applications currently under review. The applications under review (zone change and concept plan) are still early, relatively conceptual documents but are required to be heard by the City Planning Commission and the City Council. Both of these hearings would require public notice (poster, postcards). Development plan applications would require additional public notice upon their submittal. The applicant intends to submit separate development plan applications for Parcels A & B. Below is a potential general timeline:
 - a. Zone Change and Concept Plan review by City agencies
 - b. City Planning Commission hearing for the Zone Change and Concept Plan
 - c. City Council hearing for the Zone Change and Concept Plan
 - d. 2nd reading of the Zone Change ordinance
 - e. At some point following this decision, submittal of the development plan for Parcel A and public notice
 - f. Review of the Development Plan by City agencies for Parcel A
 - g. At some point, submittal of the development plan for Parcel B and public noticeAgain, this is just a general order. A second neighborhood meeting may be scheduled, or neighborhood meetings for the development plans, etc.
6. The traffic report is still being reviewed by City Traffic Engineering. They redid the counts for when school was in session. I hope to get more info to share when I can.

Hope this helps address some of your questions. I have shared your comments with the applicant as well.

Thanks,



Hannah E. Van Nimwegen, AICP
Senior Planner | North Team

(719) 385-5365
Hannah.VanNimwegen@coloradosprings.gov

From: crs crshea.com <crs@crshea.com>
Sent: Friday, October 18, 2019 2:12 PM
To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Cc: Herington, Meggan <Meggan.Herington@coloradosprings.gov>; nancys crshea.com <nancys@crshea.com>; Duncan McNabb <duncanjmcnabb@gmail.com>; Dot Williams <dot11555@gmail.com>; Janna Rombocos <jannarombocos@yahoo.com>
Subject: Re: Development Proposal - Kettle Creek North - Resubmitted for 2nd Review

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Hannah,

Please consider this email as my official comment for Kettle Creek North Parcel A & B resubmittal which is due by Oct 21,2019. I also ask that you acknowledge receipt of this email; thank you.

I have several questions and comments so please do your best to help us understand the process better.

When the applicant resubmitted to the city do they not have to post another sign on the property w/ the specifications, dates and dead lines for comments like the first time? If not, how are adjoining property owners suppose to know what's changed and going on? We thank you for the update and the emails but without your notifications we never would have know what was happening. The parcel signage was extremely beneficial to all of us.

I noticed on the LDRS website that there has been several changes in the 2nd submittal however not all issues or concerns were addressed nor did the applicant reply to Staff's recommendation in ref to lot sizes along Howells Rd. Your department sent the applicant a letter (1st Review) dated Aug 15, 2019 and stated in Staff's opinion that the lots adjacent to Howells Rd should be a minimum of 1.5 acres. The adjacent property owners have asked for 2.5 acre minimum similar to what was established in North Fork. The applicant came back w/ a minimum lot size adjacent to Howells Rd to be 1 acre. This has potential to be a major issue gong forward. In regard to lot sizes bordering Howells Rd which is part of the transition from city to county, the same guidelines should apply to the north boundary that also boards county property as discussed in previous letters.

Also in your same letter in paragraph 4 (f) you noted the minimum lot size for Parcel B. The applicant came back noting the minimum lot size to be 10,000 sq ft. This minimum lot size represents 1/4 acre which is the typical lot size of production housing. The neighborhood is quite concerned and confused as the "representation" of Parcel B is 2 units per acre. 2 units per acre would indicate 1/2 acre lots which is 21,780 sq ft. per lot. In our opinion, tract home lots on this magnificent parcel would totally destroy the beauty and the value of this unique parcel.

I noticed on the LDRS website that the applicant resubmitted some drawings (10/9/19) of the PUD Concept Plan which did not show the overlots grading that the initial PUD Concept Plan (7/19/19) showed. How can we

obtain the overlot grading plan for the revised Parcel B submittal? Without access to the overlot grading plan we never would have realized how much destruction was planned for Parcel B. This is important information that must be shared w/ the public.

It was noted that the Preservation Areas would be finalized when the Development Plan is submitted. The resubmitted plan notes that the areas are approximate. This is interpreted as "subject to change per the applicant". When will the development plan be available for review?

It was also noted that Development Plans for Parcel A & B will be submitted as separate applications but when I review the resubmittal (10/9/19) for the concept plan it still indicates both parcels are up for review by city planning. I may be confused but all of us want to make sure that something doesn't get approved as submitted by city planning or city council for both parcels because we are unaware of the approval process. So, when do the two parcels get separated during the approval process? It is extremely important that we all know and understand the timelines of this approval process.

Will there be another neighborhood meeting at which time the applicant will present the changes to us? A suggestion for their consideration would be to schedule such a meeting.

Many of the neighbor "letters of concerns and issues" noted the traffic problem. There was no comment from the applicant and that surprises many of us. This issue is not going away and will surface again at every meeting.

Is this really no concern to the applicant or the city of Colorado Springs?

Thank you for your time and communication w/ us and we look forward to your reply.

Sincerely,
Charlie & Nancy Shea
11520 Howells Rd
719-499-6531

From: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Sent: Wednesday, October 9, 2019 10:59 AM
Subject: Development Proposal - Kettle Creek North - Resubmitted for 2nd Review

Hello all,

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Let me know if you have any questions! Thanks,



Hannah E. Van Nimwegen, AICP

Senior Planner | North Team

Phone: (719) 385-5365

Email: Hannah.VanNimwegen@coloradosprings.gov

Land Use Review Division

City of Colorado Springs

30 South Nevada Ave, Suite 105

Colorado Springs, CO 80901

Van Nimwegen, Hannah

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Sent: Friday, October 18, 2019 2:12 PM
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Cc: Herington, Meggan; nancys crshea.com; Duncan McNabb; Dot Williams; Janna Rombocos
Subject: Re: Development Proposal - Kettle Creek North - Resubmitted for 2nd Review

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Hannah,

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I have several questions and comments so please do your best to help us understand the process better.

When the applicant resubmitted to the city do they not have to post another sign on the property w/ the specifications, dates and dead lines for comments like the first time? If not, how are adjoining property owners suppose to know what's changed and going on? We thank you for the update and the emails but without your notifications we never would have know what was happening. The parcel signage was extremely beneficial to all of us.

I noticed on the LDRS website that there has been several changes in the 2nd submittal however not all issues or concerns were addressed nor did the applicant reply to Staff's recommendation in ref to lot sizes along Howells Rd. Your department sent the applicant a letter (1st Review) dated Aug 15, 2019 and stated in Staff's opinion that the lots adjacent to Howells Rd should be a minimum of 1.5 acres. The adjacent property owners have asked for 2.5 acre minimum similar to what was established in North Fork. The applicant came back w/ a minimum lot size adjacent to Howells Rd to be 1 acre. This has potential to be a major issue gong forward. In regard to lot sizes bordering Howells Rd which is part of the transition from city to county, the same guidelines should apply to the north boundary that also boards county property as discussed in previous letters.

Also in your same letter in paragraph 4 (f) you noted the minimum lot size for Parcel B. The applicant came back noting the minimum lot size to be 10,000 sq ft. This minimum lot size represents 1/4 acre which is the typical lot size of production housing. The neighborhood is quite concerned and confused as the "representation" of Parcel B is 2 units per acre. 2 units per acre would indicate 1/2 acre lots which is 21,780 sq ft. per lot. In our opinion, tract home lots on this magnificent parcel would totally destroy the beauty and the value of this unique parcel.

I noticed on the LDRS website that the applicant resubmitted some drawings (10/9/19) of the PUD Concept Plan which did not show the overlot grading that the initial PUD Concept Plan (7/19/19) showed. How can we obtain the overlot grading plan for the revised Parcel B submittal? Without access to the overlot grading plan we never would have realized how much destruction was planned for Parcel B. This is important information that must be shared w/ the public.

It was noted that the Preservation Areas would be finalized when the Development Plan is submitted. The resubmitted plan notes that the areas are approximate. This is interpreted as "subject to change per the applicant". When will the development plan be available for review?

It was also noted that Development Plans for Parcel A & B will be submitted as separate applications but when I review the resubmittal (10/9/19) for the concept plan it still indicates both parcels are up for review by city planning. I may be confused but all of us want to make sure that something doesn't get approved as submitted by city planning or city council for both parcels because we are unaware of the approval process. So, when do the two parcels get separated during the approval process? It is extremely important that we all know and understand the timelines of this approval process.

Will there be another neighborhood meeting at which time the applicant will present the changes to us? A suggestion for their consideration would be to schedule such a meeting.

Many of the neighbor "letters of concerns and issues" noted the traffic problem. There was no comment from the applicant and that surprises many of us. This issue is not going away and will surface again at every meeting.

Is this really no concern to the applicant or the city of Colorado Springs?

Thank you for your time and communication w/ us and we look forward to your reply.

Sincerely,
Charlie & Nancy Shea
11520 Howells Rd
719-499-6531

From: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Sent: Wednesday, October 9, 2019 10:59 AM
Subject: Development Proposal - Kettle Creek North - Resubmitted for 2nd Review

Hello all,

You are receiving this email because you have expressed interest in a development proposal known as Kettle Creek North (single-family residential development north of the North Fork Subdivision and west of Howells Road).

This email is to notify you that the subject applications (CPC PUZ 19-00090 & CPC PUP 19-00091) have been resubmitted to City Planning for review. The resubmitted documents have been uploaded to our search engine (LDRS) for you to download and review. You may access LDRS here <https://eoc.springsgov.com/ldrs/rpt/index.htm> and search for the applications either using the individual file numbers listed above or by using the property's tax schedule number 6200000698.

Second review comments will be due from City Planning and other review agencies by October 21st, 2019. From there, we could issue a second review comment letter with additional requested revisions and schedule the applications for their first hearing at City Planning Commission. The scheduling of the hearing will be accessed when reviews have taken place further into this review window. I will let this group know either way.

Comments which were received following the publishing of the first review letter on August 15th, will be included in a second review letter but have already been shared with the applicant for their consideration.

In short, the applicant has revised the proposal to the following:

- Preservation areas have been added. Preservation areas shown on this PUD Concept Plan are approximate. Preservation Areas will be finalized with Development Plans and may contain utility corridors and drainage facilities. Site specific geologic hazard reports will be required on all proposed lots which are affected by the geologic setback line shown on this PUD Concept Plan.
- Parcel B will be subject to Hillside Development Regulations.
- A detailed LSA was prepared as a separate document
- Building Setbacks
 - Front: 20 foot Minimum. Non access front yard 10 foot minimum
 - Side: 5 foot minimum
 - Rear: 15 foot minimum;
 - For lots bordering Howells Road: 100 foot minimum for all structures, including Accessory structures
 - Bordering the north boundary line of Parcel B: 40 foot minimum, 25 foot minimum for Accessory Structures
- Lot Size
 - Where density is less than 2 DU/AC: 10,000 Sq. Ft.
 - Where density is greater than 2 DU/AC: 5500 Sq. Ft.
 - Lots bordering Howells Road: One Acre minimum lot size
 - Lots in Parcel B bordering the north boundary: 20,000 square foot minimum lot size
- A maximum of 36 lots will be permitted in Parcel B
- Development Plans for Parcel A and Parcel B will be submitted as separate applications. The Development Plan for Parcel A will be submitted as the first phase.

Please provide any additional comments which you may have by the second review deadline of October 21st if you'd like them to be included in the second review letter. Those received after 10/21 will still be entered into the record and forwarded to the applicant—they just won't be attachments to the letter.

Let me know if you have any questions! Thanks,



Hannah E. Van Nimwegen, AICP

Senior Planner | North Team

Phone: (719) 385-5365

Email: Hannah.VanNimwegen@coloradosprings.gov

Land Use Review Division

City of Colorado Springs

30 South Nevada Ave, Suite 105

Colorado Springs, CO 80901

Van Nimwegen, Hannah

From: Mary jo Giesman <maryjogiesman@gmail.com>
Sent: Monday, October 14, 2019 11:42 AM
To: Van Nimwegen, Hannah
Cc: maryjogiesman@gmail.com
Subject: Re: Development Proposal - Kettle Creek North - Resubmitted for 2nd Review

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Hannah

I attended the last meeting and several concerns were voiced regarding traffic. Residents requested another traffic study be done during a typical school day.

There is significant traffic congestion around 7:30 AM due to the stop sign allowing school traffic to turn left. Exiting on Forest Creek also has congestion From supposed school traffic And those trying to get to work.

I had an early morning flight and called Uber to pick me up. They spent an additional 20 minutes trying to get into the neighborhood and I was almost late for my flight

These are issues that will be exacerbated if Kettle Creek is allowed to use the streets of North Fork and no additional entrance is required

I would like clarification on whether an additional traffic study has been ordered.

Thank you

Mary Jo Giesman

317-927-5226

On Oct 9, 2019, at 10:59 AM, Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov> wrote:

Hello all,

You are receiving this email because you have expressed interest in a development proposal known as Kettle Creek North (single-family residential development north of the North Fork Subdivision and west of Howells Road).

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 - Where density is greater than 2 DU/AC: 5500 Sq. Ft.
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- A maximum of 36 lots will be permitted in Parcel B
- Development Plans for Parcel A and Parcel B will be submitted as separate applications. The Development Plan for Parcel A will be submitted as the first phase.

Please provide any additional comments which you may have by the second review deadline of October 21st if you'd like them to be included in the second review letter. Those received after 10/21 will still be entered into the record and forwarded to the applicant—they just won't be attachments to the letter.

Let me know if you have any questions! Thanks,

<image002.png>

Hannah E. Van Nimwegen, AICP
Senior Planner | North Team
Phone: (719) 385-5365
Email: Hannah.VanNimwegen@coloradosprings.gov

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

Van Nimwegen, Hannah

From: Van Nimwegen, Hannah
Sent: Wednesday, October 9, 2019 10:59 AM
Subject: Development Proposal - Kettle Creek North - Resubmitted for 2nd Review

Hello all,

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 - Lots in Parcel B bordering the north boundary: 20,000 square foot minimum lot size
- A maximum of 36 lots will be permitted in Parcel B
- Development Plans for Parcel A and Parcel B will be submitted as separate applications. The Development Plan for Parcel A will be submitted as the first phase.

Please provide any additional comments which you may have by the second review deadline of October 21st if you'd like them to be included in the second review letter. Those received after 10/21 will still be entered into the record and forwarded to the applicant—they just won't be attachments to the letter.

Let me know if you have any questions! Thanks,



Hannah E. Van Nimwegen, AICP

Senior Planner | North Team

Phone: (719) 385-5365

Email: Hannah.VanNimwegen@coloradosprings.gov

Land Use Review Division

City of Colorado Springs

30 South Nevada Ave, Suite 105

Colorado Springs, CO 80901

Van Nimwegen, Hannah

From: JUDITH ZIMMERMAN <nrgize911@comcast.net>
Sent: Thursday, October 3, 2019 11:19 AM
To: Van Nimwegen, Hannah
Subject: Kettle Creek North File CPC PUP 19-00091

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Hopefully it's not too late to voice my opinion on this plan. I attended the meeting on September 4 but wanted some time to pass before I express my views. Time passed a bit more quickly than I thought. So, here goes.

1. I would not want to do anything to jeopardize the TOPS program from securing the 154-acre parcel of land from the developer. This action will benefit the entire community going forward.
2. I appreciated the other ideas that were presented by Mr. Charlie Schay about the Hillside Overlay element and would like to see how this would impact the plans submitted to the city. Having a firm idea of the lot configuration would help people understand too.
3. The traffic study should be done a second time. Obviously doing one when Pine Creek High School was not in session does not make any of us living in the area feel that the current study is legitimate.
4. I would like to see more trees saved along with the two knolls or small hills that are on the north of the proposed elementary school property. Having mature trees on the property would enhance the saleability and property values in my opinion for this subdivision.
5. The lot sizing should be consistent with what is already approved for North Fork. I'll add that in my opinion, lots of less than 7200 sq ft with these size homes is not a good look.
6. I would like to see the Fire Department explain not having an emergency access point off of Howell Road.
7. Lastly, a truck/construction route should be established for Kettle Creek using only Thunder Mountain and Red Cavern roads. The trucks should not be allowed to use the other side streets within North Fork. My husband and I are retirees and we frequently walk our dog throughout the neighborhood during the day. Very few of the trucks drive with the residents in mind. They barrel down the roads leaving all sorts of debris that can impact residents vehicles, children and pets.

On a side note Hannah, there have been a number of concerns expressed by residents on our North Fork FB page about vehicles speeding down Red Cavern and also down Thunder Mountain in the mornings when children are present. Some vehicle descriptions have been given. I hope people have called the police. The city might want to consider putting stop signs along Red Cavern between Crisp Air and Thunder Mountain. The pilons put up by the school on Thunder Mountain Rd. get knocked over too by people that are speeding or not willing to wait for traffic to ease by the school crosswalk. This is a disaster area waiting to happen and I suspect it will only get worse when the elementary school is built. It would help to think ahead about the traffic in this area. Having served on a school board in Illinois for 14 years, I've seen this type of situation before. It's better to be proactive before someone gets hurt.

Thank you for including my comments in your discussions. Please continue to include me in notices about this development.

Judi Zimmerman

3346 Golden Meadow Way

CoS 80908

Van Nimwegen, Hannah

From: crs crshea.com <crs@crshea.com>
Sent: Tuesday, October 1, 2019 4:23 PM
To: Van Nimwegen, Hannah; Herington, Meggan
Cc: nancys crshea.com; crs crshea.com; Duncan McNabb; Janna Rombocos
Subject: Re: Kettle Creek North PDF

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Hannah & Meggan,

It has been awfully quiet in regards to Kettle Creek North. Can you please give me an update? I (along w/ all of the neighbors) would be very disappointed if progress was continuing by the owners and their land planner without any consideration for all of our concerns.

I'm not sure if either of you attended Mayor Suthers fifth annual state of the city address on Thursday Sept 12th, but he stated "We must carry forth their (our city's forebearers) legacy to the very best of our ability. We must build a city that matches our scenery, a shining city at the foot of a great mountain". This statement alone should be enough for the city planning dept and our city council to take a careful look at the few remaining parcels slated for development within the city limits. Especially the parcels that have such unique characteristics and natural features as Kettle Creek North Parcel B and a small eastern portion of Parcel A.

Thank you for your time and I look forward to your update.

Charlie Shea
719-499-6531

From: crs crshea.com <crs@crshea.com>
Sent: Thursday, September 12, 2019 4:14 PM
To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>; meggan.herington@coloradosprings.gov <meggan.herington@coloradosprings.gov>
Cc: nancys crshea.com <nancys@crshea.com>; crs crshea.com <crs@crshea.com>
Subject: Fw: Kettle Creek North PDF

Hannah,

Please confirm receipt of this email.

Thank you,
Charlie Shea

Van Nimwegen, Hannah

From: Dennis Hatch <dhatchboy@yahoo.com>
Sent: Saturday, September 21, 2019 11:03 AM
To: Van Nimwegen, Hannah
Subject: Re: Kettle Creek North Rezoning

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Hannah,

I've provided a link below of a recent accident involving a child struck by a car.

These types of events are some and very important reasons why North Fork resident along with other neighboring areas are concerned about the lack of access roads.

Focus on safety versus profit. Community versus Corporations. A solution is out there to make all stakeholders happy. I hope your office can come to that end. Thanks.

<https://www.fox21news.com/news/local/child-hit-injured-by-car-in-northeastern-colorado-springs/>

Sent from my iPhone

On Aug 6, 2019, at 8:48 AM, Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov> wrote:

Good morning Dennis,

Thank you for your email detailing your concerns regarding the proposed development. They have been made a part of the public record as well as shared with the applicant for a response. The applicant has commissioned a traffic report which I will share when it's submitted. City Traffic Engineering will review this report as well.

There has been a lot of interest in the proposed development and I have scheduled a neighborhood meeting for September 4th, 6:00 p.m. through 8:00 p.m., at Fire Station 19:
2490 Research Parkway
Colorado Springs, CO 80920

Another round of green postcards will be mailed later this week formally notifying of the meeting. I am encouraging those who are interested to attend this meeting.

I have also added your email address to my informal email distribution list for updates on this project, too. We are currently in the early stages of review and first review comments will be published on August 13, 2019. I will send those comments to the larger group over email. Ultimately, the subject property will need to be rezoned and will require a hearing with the City Planning Commission and the City Council. When those dates are set, more postcards will be mailed and I will notify the email distribution, too.

Thank you,

Hannah E. Van Nimwegen, AICP
Senior Planner | North Team
(719) 385-5365
Hannah.VanNimwegen@coloradosprings.gov

-----Original Message-----

From: Dennis Hatch <dhatchboy@yahoo.com>
Sent: Monday, August 5, 2019 10:20 PM
To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>; Skorman, Richard <Richard.Skorman@coloradosprings.gov>; Strand, Tom <Tom.Strand@coloradosprings.gov>
Subject: Kettle Creek North Rezoning

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My family and I are just one of many concerned homeowners in the North Fork Briargate neighborhood regarding future development plans (e.g. D20 Elementary School, Kettle Creek North).

Shortly after closing on our home, we attended our first HOA meeting where I kindly posed the question regarding plans to address the traffic that we will eventually face in the near future. The answer we were given at the time was that the city would look at those issues as they developed and would determine the right course of action.

It's almost three years since the day we moved into the neighborhood and the traffic clearly remains an issue especially during the school year. To date nothing has been said about how to mitigate these issues. Now there is word of another 400 homes that is being submitted for development just north of our location. This is in addition to the townhomes that has already begun construction near Pine Creek HS.

We are asking the city to take this matter seriously and take a good look at how these developments will impact D20 schools, the neighborhood and safety of all residents and students brought on by dangers of a poorly planned access/egress roads in North Fork. We thank you in advance for cooperation and would hope that the city does the right thing.

Sincerely,
Dennis and Jovelyn Hatch

Sent from my iPhone

Van Nimwegen, Hannah

From: Duncan McNabb <duncanjmcnabb@gmail.com>
Sent: Friday, September 13, 2019 2:57 PM
To: Van Nimwegen, Hannah
Cc: Charlie Shea; Wysocki, Peter; Janna Rombocos; Herington, Meggan; Nancy Shea; Duncan McNabb
Subject: Re: Kettle Creek North Subdivision Proposal
Attachments: COS Letter 13 Sep 2019.1.pdf; ATT00001.htm

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Dear s Van Nimwegen,

Thanks you again for reaching out to us and for talking to us at the 4 Sep meeting. I think the meeting was very beneficial to all of us. Attached are my comments on the project following the meeting and your request we provide them by 13 Sep 2019. If you have any questions or would like to discuss you can reach me at (703) 798-7734. Again, thank you for your consideration of my concerns and I hope they are helpful. Best, Duncan McNabb

Dear Ms Van Nimwegen

13 Sep 2019

I am again writing to you about the proposed Kettle Creek North Development. As I stated in my 5 Aug input to you, I am most concerned about Parcel B, the 29.5 acres that lies adjacent to and west of Howells Road. My concerns are still the density standards and the damage planned to be done to the beautiful landscape by leveling the land to crowd more houses per acre. From what I heard at the meeting, my third concern is the sufficiency of the existing transportation infrastructure to handle more growth in both parcels.

On the density, I think at the very least it should be the same or less than that established for the La Plata developed North Fork on Howells Road. Ideally, development should be done to take full advantage of the land...which would require even less density.

By far my major concern is the damage currently being contemplated to the landscape in the plans shown to us at the meeting. If this project goes forward as envisioned, we would be doing a tremendous disservice to all who enjoy this beautiful land, and the wild life that currently inhabits it. As was mentioned numerous times by different attendees, given the pristine nature of the 29.5 acres, this development should be done in a way that conserves the beauty of this land. As Charlie Shea mentioned in his e' mail to you, "This is a magnificent parcel of ground within the city limits. It has incredible terrain, rock out croppings, 100 year old stands of scrub oak and gorgeous pine trees." I stated that I believe that it is to the advantage of all concerned that this area be developed in a way that takes full advantage of its natural beauty, the environment is protected, and there is a demonstrated commitment to long term conservation.

As I mentioned in the meeting to you, I was delighted that the City of Colorado Springs' Strategic Plan, PLANCOS, was very supportive of developing Colorado Springs in a way that preserved our beautiful Landscape. In fact the first sentence in the PLANCOS strategic vision states "We will build a great city that matches our scenery". I graduated from the Air Force Academy in 1974 and my dream was always to live in this beautiful city where there was such a commitment by the city, the civic leaders, the citizens and the developers to be good stewards of the magnificent land we have been blessed with. After 37 years serving in the Military, it is the reason my wife and I built a home on the edge of Black Forest...and we feel blessed to be here. Your PLANCOS indeed states that to achieve this vision of building a great city that matches its beautiful scenery your strategic plan is organized around six powerful themes. One of those themes is Majestic Landscapes. In **PLANCOS Chapter Seven: MAJESTIC LANDSCAPES** your plan states:

Our citizens and City government place a high priority on the natural environment, protecting natural features, minimizing impacts of environmental hazards, and conserving natural resources. Both the sustainability and enjoyment of our natural environment depend on healthy and maintained green infrastructure connections integrated with parks, streetscapes, and open

spaces. Our city's quality of life is enhanced through the preservation of open space and greenways and the improvement of parks, streetscapes, and other built landscapes. These designated areas, including riparian areas, foothill, bluffs, and mesas, and mature vegetation, provide a regional asset on which people and wildlife depend.

Your Plan goes on to outline the goals and policies to insure this happens. I really applaud how thorough and well thought out your strategic plan is. Unfortunately, if the strategic plan is not followed, you will not get the result you had hoped for. Anyone who walks this land realizes this is one of those pristine areas we are trying to protect and preserve for all. It is indeed land which should be designated as **Hillside Overlay Zone**, as was brought up in the 4 Sep 2019 meeting. My wife, Linda, and I, as do many of our neighbors believe that with proper planning, the developer can and should build in a way that takes full advantage of the beauty of the land. Certainly there are numerous examples in Colorado Springs and El Paso County where this has been done very well. Designating this land as a **Hillside Overlay Zone** would insure this happens in this case.

My final big concern is the transportation infrastructure and again effects both parcels. The City has been very generous with developers in this part of Colorado Springs, and allowed a lot of high density housing that is being built and which is still unoccupied. We heard from many of the concerned citizens from the new housing development that traffic congestion is already a problem. Any additional housing would just exacerbate this already challenged transportation network. My last assignment in the military was as Commander of the United States Transportation Command where we provided all the movement of our troops, equipment and supplies around the world, including our forces in Iraq and Afghanistan. Insuring we had a robust transportation system was key to success. Without it, the mission might indeed be jeopardized. For a housing development, an inadequate infrastructure will certainly effect the quality of life of its residents, and in an emergency could become a significant safety issue. There is only one main road that the North Fork Community empties into and out of and citizens who live there voiced their concerns at the meeting. They stated that the existing transportation system is already creating huge bottle necks in the morning and when the high school gets out...and more high density housing is being built everyday, making things worse. In addition to Pine Creek High School an elementary school is being built which will depend on the same single road. So we are already facing problems with the existing demand, additional houses are being built and you are adding an elementary school.

You are now asking our thoughts on allowing additional higher density housing without a well thought out plan to deal with the additional transportation infrastructure to support it. We have all seen what happens when the infrastructure doesn't keep up with the requirement. In this case, with the high school and elementary school, it becomes even more imperative that we have an adequate transportation infrastructure before we allow additional building...especially when you consider the possibility of a natural or manmade crisis that requires an evacuation and/or first responder response.

The 4 Sep meeting was framed by the presenters that detailed planning had not been done and that the purpose of the meeting was to hear concerns about rezoning the land from agriculture to Planned Unit Development...with a maximum density of 4 dwelling units per acre, going to 2 dwelling units per acre along Howells Road. Given all I heard by the concerned Citizens present

and the lack of good responses to our concerns, I would suggest that deciding on whether we should rezone this land is putting the cart before the horse. The city planners and the developer should insure that our concerns are adequately addressed about density, the planned destruction of beautiful landscape when you have other alternatives to build smartly (as a Hillside Overlay Zone would require), and the sufficiency of the transportation infrastructure...including normal day to day traffic and ability to handle an emergency response to natural or manmade disasters (such as fire or terror). This is especially important given the High School and the Elementary school that will also depend on the limited and challenged current transportation infrastructure.

So at this point, I don't believe the City has done all the necessary homework to insure this rezoning from agriculture to Planned Unit Development is a good idea. Additionally, I'd like to hear why this development shouldn't be done in a way that is consistent with our City's very excellent Strategic Plan. I also reiterate to the city planners and city leadership to come visit parcel B and see first hand its beauty and why all of us who live here are so passionate that it should be developed in a way consistent with our City's shared and stated values. As Mayor Suthers said on 12 Sep 2019 at his annual State of the City Address regarding our responsibility to protect the legacy our city forebearers entrusted to us on protecting our City's future greatness, "And our responsibility as the current citizens of this great city is very clear. We must carry forth their legacy to the very best of our ability. We must continue to build a city that matches our scenery, a shining city at the foot of a great mountain." Together we can make this so. Thank you for the consideration and I look forward to the next town meeting.

Sincerely,



Duncan J McNabb
General, USAF, retired

September 12, 2019
REF: Kettle Creek North

Hannah Van Nimwegen,

Thank you so much for coordinating the neighborhood meeting last Wednesday 9/4/19 in reference to Kettle Creek North Parcel A and B. John Maynard did a fine job explaining all of the hurdles needed to prepare raw ground for development. What was very misleading to everyone there was the fact that John did not have the preliminary grading plans that he submitted with his application, nor did he have a map that showed the original grades as the property sits today, nor did he have an aerial showing the large areas of vegetation that stand to be destroyed with the proposed overlot grading in Parcel B. I had requested he bring them in order for those in attendance to understand what the development has proposed to the city. Fortunately, I brought these maps to show the neighbors what was submitted with the application and had John Maynard explain and verify the proposed overlot grading combined with the potential devastation to this magnificent section of ground known as Kettle Creek North Parcel B.

The large turnout at the meeting all shared the same concerns on three major items.

- (1) The lot sizes bordering Howells Road and the need for larger City lots as they transition into RR5 zoning in El Paso County.
- (2) The incredible increase in traffic with the addition of 350 +/- new homes. Traffic at Pine Creek High School and North Fork is already challenging to say the least.
- (3) The proposed aggressive grading plan to create building sites on all of Parcel B and small eastern portion of Parcel A.

Let's discuss the lot sizes that border Howells Road to the east and the county parcel to the north. It appears to be quite compelling that when you drive north on Howells Road from Old Ranch Road the lot sizes the city approved with the North Fork subdivision were large, 2(+) acres average, and provided a beautiful transition that blended city subdivisions with El Paso County RR5 zoning. Because this was established with a prior subdivision, North Fork, what gives the owners of Kettle Creek North and their land planner the right to increase the density with smaller lots on a subdivision that is contiguous with North Fork and on the same road? As the City Planner in charge you and your superiors have a responsibility to the City of Colorado Springs and the citizens of the City and El Paso County to do the right thing and require Kettle Creek North to follow the established guidelines on lot sizes that border El Paso County properties including the northern boundary that runs East and West.

Traffic; per John Maynard the traffic studies revealed there is no issue today and with the addition of 350 +/- new homes and there would be no issue in the future. For the people

that currently live here, we all disagree. Several people in attendance live in North Fork and also disagree. I'm not sure what, if anything, can be done about this.

Finally, Kettle Creek North Parcel B and a small eastern portion of Parcel A represent some of the most unique characteristics and natural features of any parcel left to develop within the City limits. These parcels meet all of the criteria that is defined in the City manual that explains the Hillside Overlay Ordinance. This section of ground has 100+ year old stands of scrub oak, numerous (if not hundreds) of big mature pine trees combined with spectacular canyons. If this parcel truly needs to be developed, it must be done in a very environmentally and sensitive way similar to the guidelines established with the Hillside Overlay Ordinance. The proposed grading plan illustrates cuts and fills in excess of 20 feet and clearly depicts the removal and destruction of the majority of the scrub oak and trees not to mention filling the canyon which is located in the geotechnical constraint area. The developer and the land planner are currently requesting zone changes for Parcel A and B from Agriculture to R-ML and R-VL respectively. The City Planning department needs to take a long hard look at this parcel and consider making the zone change to a Hillside Overlay Zone for some of the area. Several areas in Colorado Springs both east and west of I-25 are zoned Hillside Overlay. The developer and the builders have done a fabulous job protecting the unique characteristics and natural features of the City's landscape in those Hillside Overlay areas. As a public servant we depend on you to uphold the City's long-term development plan and vision. The planning department needs to do what is best for the city and the residents of Colorado Springs and El Paso County, by protecting and preserving this magnificent parcel of ground. As I mentioned at the meeting, it is not too late to do the right thing and you can never go wrong by doing something right.

Hannah, being a builder and developer, I am not opposed to development, I'm opposed to the way they are trying to develop this particular parcel of ground. Just to be clear I am not suggesting to rezone both parcels to Hillside Overlay, just Parcel B and a small eastern portion of Parcel A.

Charlie and Nancy Shea
11520 Howells Road
Colorado Springs, CO 80908
719-499-6531

Van Nimwegen, Hannah

From: NADINE DUECKER-PRATT <teddy_nadine@hotmail.com>
Sent: Thursday, September 12, 2019 11:47 AM
To: Van Nimwegen, Hannah
Cc: Brit.Haley@coloradosprings.gov
Subject: Rezone to PUD for single-family residential Northfolk at Briargate CPC PUZ 19-00090 and 19-00091

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Good morning Hannah, good day Brit:

This is a follow up of the meeting from September 4th, 2019 at the Fire Station 19. It was a pleasure meeting you both. I would like you, your bosses, the current owner, and the developer to consider two major points (plus some side regards) regarding the proposed changes to our neighborhood.

Preservation:

It is my understanding that the current owner of the proposed property already slotted some land (mostly the preexisting river bed) for preservation; however, most of it was due to environmental rules requiring him to do so anyhow as this area is habitat to a endangered mouse. I am happy to hear that some grassland on the north side of the river bed might be added to that protected land. As a concerned citizen of the involved community I would also like to see that if possible all of the building sight of section B will be incorporated into the preservation effort as well. As we found out during our meeting, the landscape of this sight will be highly impacted by the grading measurements needed to get the water runoffs under control. However, this landscape is (among other sides much further away from my home) what makes it worth living in Colorado Springs for me. As a new member of this community I was surprised and extremely happy to see so many open spaces and parks throughout the city of Colorado Springs as I found myself moving a jewel of the US with a majestic mountain backdrop. However, in the 1 1/2 years that I am living here housing development and commercial developments are taking over the city, increasing traffic and noise levels while pushing nature out of sight. While there are many open spaces, parks and bike trails in the south, the northern part lacks this kind of entertainment and relaxation spots. While I understand that a city always aims to grow, it must keep future generations in mind. The speed in which this city grows is not healthy in the long run. Decisions need to be made with all stakeholders in mind. Colorado Springs currently offers a high level of quality of life. If planners are not keeping nature and the quality of life in mind, Colorado Springs will be just like any other big city. In and nearby the area in question bobcats, deer, antelopes, fox, turkeys, owls , a variety of hawks, bunnies (my daughters favorite) and a large variety of other animals among them rare birds and butterflies have been sighted (most of them I saw with my own eyes). Due to the hilly consistency of the landscape, one can find different micro climates that are home to a wide range of wildlife and plant world within this property. Since I am trying to re-green my own garden I understand how hard it is to grow anything in our area. This area offers plants from grassland to forest lands to wetland. The current owner has done a fantastic job is shaping this landscape over many years by having only his cows graze it. In a way the owner is to be credited that this little piece of heaven exists. It would be highly contra-productive to now destroy it with loads of buildings, streets, and water run off channels. If I would have the money to my disposal, I would buy the land personally just to preserve the beauty of this piece of landscape and its existing greenery and wildlife. Since I don't think the owner will be happy with \$ 30.000 for this large piece of land (if the owner would be satisfied with this offer,

please let me know), I would like the TOPS manager to look into purchasing it and add it to the already proposed river bed purchase and make a open space out of the area in which people can explore this beautiful area on their walks and hikes. We have many military veterans living nearby that have served this country many years and at times sacrificed their mental or bodily well-being. Having a natural escape nearby can bring much needed relief and well-being to those people but also to regular folks that struggle with daily challenges. We also many young families in our area that would love to have some green space nearby, since our neighborhood had little else to offer, not even a decent playground. Additionally, it would be a great space for (future) young adventures elementary children to take educational trips too. D20 could create a plan for many excursions and outside learning activities. Furthermore, part of the area would be perfect to add a community garden. So many children have no idea and appreciation of were the food comes from and how much work it is to produce it (actually many adults fall into the same category). In Europe cities open up more and more spaces for public gardens that citizens can use for harvesting veggies and fruits. May I mention that Colorado has a huge homeless people challenge on its hands. Hind - maybe that would be a good idea for some downtown areas? But I am site tracking. Studies have also shown that large green spaces can reduce the overall temperature of communities nearby during heat periods. While I love the sun here, it's strengths is unmatched to any other place I have lived before.

Safety:

1. Furthermore, our meeting brought to light that current residents have major concerns about safety, traffic, and noise level developments if the current proposal with the current density plan will go through. Effectively, there is only one major road leading our of our development that acts as a bottle neck and entry and exit to Pine Creek High school (Thunder Mountain Ave). Even the secondary exit (Black Creek Dr) is useless during rush hours as traffic coming from the east of Old Ranch Rd has increased hugely during the last year and will continue to increase due to the rapid development of Codera and a increase of development in the Black Forest area. In case of a fires, flood, tornado, winter storms, shooting, explosion of some kind, car crashes, medical emergency, etc. people will find themselves trapped. Yes, those are extreme samples but as many bad community incidents this county has had this year alone and the Black Forest fire a few years ago, community must be prepared for the worst and have a strategy strategy on hand to keep its citizens safe - now and for the future. Therefore, community density, access and exit roads should play a major role in future developments. I believe a reduction of the proposed housing density along with a access road to Howells Rd near the proposed elementary school would be beneficial, even if access is limited through some sort. Additionally, noise levels from Old Ranch Rd and nearby Powers have increased quite a bit within the last year. We actually bought 5 new bedroom windows for our master bedroom suit that are now triple glass and thicker frames to reduce not only energy efficiency but also the noise level (we had bough the house used). Not everyone in our neighborhood can afford this sort of investment and certainly, most of our neighbors did not thought that traffic would increase so quickly when they bough their houses. This brings me to an unrelated point, why do builders use those cheap windows to begin with in this area? There are very good window companies out there that produce energy efficient windows that result into a much higher level of quality of life. Building codes should be constructed in such a way that houses are more energy efficient from the start.

Thanks for reading so fare. I know this was a lot. I am really proud and honored to be able to live in this wonderful area of the US and I would like my kids to be able to enjoy it as well as they grow older. We only have one earth. Earth don't need us humans but we need earth. So we should try to preserve the treasures that nature offers to us. Please reconsider the proposed plans and make positive alterations that will foster growth and quality of life in our community. Being for the environment does not mean to be against growth

and change. Environmental protection is a huge potential for job and developmental growth, just different than the usual. Out of the box thinking and actions are required. Be open to do bold and ethical decisions.

Kind regards,

Nadine Duecker-Pratt
10685 Echo Canyon Dr
Colorado Springs, Co 80908
719-419-4955

Van Nimwegen, Hannah

From: Dot Williams <dot11555@gmail.com>
Sent: Tuesday, September 10, 2019 5:36 PM
To: Van Nimwegen, Hannah
Subject: Kettle Creek North development

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> Dear Hannah,
>
> It was obvious from the neighborhood meeting at the Fire Station, that, although this meeting was the beginning of a process, much has been done already - descriptions of where a loop road will go, etc, that has not been fully decided by your department or (by City Council, etc) but is well into the projected stages, based on what we all heard from the meeting on 9/4/19, and saw on your website, brought forth by members of the audience.
>
> It is important that all of the city departments capable of making the correct decision - that being the decision which aligns with the City Of Colorado Springs policies, and takes into account the future of this magnificent area - take a step back and a good look at this specific parcel of incredible land - the hills, gullies, ravines and wildlife habitat that is so rapidly disappearing from what the city of Colorado Springs calls "its own special beauty."
>
> The Hillside Overlay Ordinance, that should have been reviewed many years ago and placed on land that was then "so far" from the city, needs to be installed NOW on Kettle Creek North Parcel B and a small eastern portion of Parcel A. Some of this is in discussion for TOPS to purchase, but there is a section known as Parcel B and part of Parcel A - I am guessing about 40+ acres - that is scheduled to be destroyed. 100-200 year old forest, elk calving areas, hawk nesting area, and the proposed plan is to cut and fill in some areas with up to 20 FEET of dirt (!) after clear cutting the trees - just so a roadway and homes can be built on newly flattened land.
>
> This is a horrendous plan for such a magnificent parcel of ground; one of the very few still remaining within the city limits of Colorado Springs!
>
> Homes can still be built in this area - by carefully planning, working WITH the iconic landscape, not against it, and preserving the quality of life that is there - for humans and wildlife. Utilizing larger lots and building interspersed among the existing trees would bring the same or more money to the developer and the city of Colorado Springs because people will gladly pay more for such a home in the trees. That's what people are looking for - a get-away from the side-by-side living that can be found elsewhere in the city.
>
> As a City Planner, you have a duty and a responsibility not only to the city but to the residents who are the city. And your responsibility is to the future residents as well. You need to uphold the guidelines of the city's vision and the Hillside Overlay Ordinance, which was established in 1996 to protect parcels of incredible land just like this one.
>
> Thank you. Please ask City Council members to come walk this land - early in a morning or at dusk, and see what will be gained by preserving it as it now exists. You will all be awed by what is in this relatively small parcel of pure Colorado.
>
> Dorothy Williams
> 11555 Howells Road

> Colorado Springs, CO 80908

> 719-495-4673

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Re: CPC PUZ 19-00090 AND CPC PUP 19-00091

Hannah,

Thank you for organizing the Neighborhood meeting this past September the 4th at Fire Station 19. The following are comments that I wanted to convey.

My observations of the statements made from the community members fall into two categories separated by the parcels themselves.

From parcel A - much of the commentary seemed to be centered around safety and traffic concerns, as it appears there are currently quite a few bottlenecks, especially in the morning. It was surprising to me to hear that when the fire department was approached with additional voluntary traffic mitigation proposals that the developer would fund and carry out; the response was that any adjustments were unnecessary and that the 32ft roadways would be more than enough. I would suggest taking a proactive approach and provide traffic mitigation confined within parcel A itself; since the developers themselves appear to be concerned about the future traffic patterns as well. Density and lot size were also a concern, especially since the development of North Fork, which is immediately south of parcel A, had several parcels deviate in dimensions from what was submitted and finalized. It is a concern that similar deviations will be made in the proposed development.

From parcel B – much of the commentary seemed to be centered around preserving the natural beauty of the area especially since the topography has many similar attributes to the area where TOPS is looking to acquire. Initial site preparation maps were discussed which conveyed a greatly altered terrain, as well as potential retention ponds etc... In order to prepare this parcel to be able to accept the number of homes projected for parcel B, the landscape would have to be significantly altered, removing countless trees and wildlife trails. The excavation would destroy the natural beauty of that parcel. While the number of parcels may indeed fall within the scope of the gross acreage, due to the drastic site preparations, it is likely that some to many of the parcels will deviate from the proposed as well as the density of their location.

Additionally, it was not mentioned in enough detail to bring up the previous sections, however, I feel it is important to note that the level of light, noise, dust pollution is a great concern, whereas the light and noise pollution will continue long after the parcels are inhabited. Many attendees commented that they understand that Colorado Springs is a thriving community and geographical expansion is necessary and a very good thing for Colorado Springs. Like in all things however, execution is everything. In my opinion, the consensus of the group for parcel A seemed for the most part straight-forward, that it is happening, just to take into consideration the traffic, as traffic testing was done outside the school year. For parcel B, the site development to make ready for use is too drastic and significantly takes away from the beauty that is that parcel; perhaps a reduced number of prepared lots would help preserve the beauty, perhaps it could be left as open space. It is truly a remarkable property.

Since these two parcels are by nature very different in how they are seen by the community and how their development will shape the area; I would love to see that these properties are not looked at in conjunction but separately. I would love to see parcel A carried out and see how faithful to the plan it is upheld to before parcel B is taken into consideration.

Thank you for your time and consideration.

Respectfully,

Tim Hromadka

timhromadka@gmail.com

Van Nimwegen, Hannah

From: Demetri Rombocos <dtrombocos@yahoo.com>
Sent: Thursday, September 5, 2019 8:00 PM
To: Van Nimwegen, Hannah
Subject: Re: Kettle Creek North

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Hannah:

I am emailing to thank you for organizing last night's neighborhood meeting regarding Kettle Creek North.

I thought that you and John, the consultant representing the Venezia family, did a nice job with your presentations and fielding questions from various neighbors. The lady from City Parks also did a good job concerning a potential TOPS acquisition of the balance of the property for which she was excited.

I have been involved with 3-4 neighborhood meetings of this sort over the years and have "sat on both sides of the table" with the property owner and as a neighbor who was concerned regarding a proposed development. It's a difficult role for everyone involved and particularly for the property owner and their representatives.

While I did not vocalize it last night as I should have done, I wanted to express my gratitude to you, the Venezia's development consultant, and the Venezia family who should be recognized for their significant contributions to the community and their desire, according to their consultant, to again do the right thing for this development.

All of this having been said, I do want to reiterate that I feel that it is most appropriate (and perhaps optimal for everyone) that the new lots in question, next to Howells Road and all residential, El Paso County properties, be sized to achieve a density of 2.5 acres per home, the same standard that was used at North Fork immediately south of the subject property. As we all now know, the prescription for 2.5 acres per home at North Fork yielded several lots as small as 1.6 acres.

While you indicated that a 100 foot setback from Howells Road may be a good compromise to requiring larger lot sizes, I do not so much agree if people can build significant outbuildings (such as the 3 car garage/shop with a basement that was more recently built in North Fork) in much closer proximity to Howells Road and county, residential properties.

The truth of the matter is that the Venezia property is undeniably a much more beautiful property than the land that was developed for North Fork and could easily be developed with larger, more customized homes on big lots for which certain clientele (of which there seems to be no end in Colorado Springs) would gladly pay a premium price.

I would personally much prefer that as much of the Venezia property be developed as can be, minimizing parks and open space (which at this time are without appropriate provisions for access and parking anyway) but requiring large lots (perhaps 1.5-2.5 acres) throughout the Kettle Creek North development.

Thank you for your kind consideration and efforts.

Demetri Rombocos
11685 Howells Road
Colorado Springs, Colorado 80908

719-491-7949 cell
dtrombocos@yahoo.com

> On Aug 5, 2019, at 8:29 AM, Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov> wrote:

>

> Good morning Dot,

>

> Yes, I will adjust the dates. It's important to remember that the public comment deadline is a soft deadline. Comments received after the deadline will not be discounted in any way. The deadline helps me understand the public input early enough in the process to be effective.

>

> A neighborhood meeting has been scheduled for September 4th, 6:00 p.m. through 8:00 p.m., at Fire Station 19:

> 2490 Research Parkway

> Colorado Springs, CO 80920

>

> Another round of green postcards will be mailed later this week.

>

> PLEASE LET ME KNOW if any of the copied individuals did not receive a postcard and would like to be added to the mailing list. Everyone has also been added to my informal email distribution list for updates on this project, too.

>

>

> Hannah E. Van Nimwegen, AICP

> Senior Planner | North Team

> (719) 385-5365

> Hannah.VanNimwegen@coloradosprings.gov

>

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> -----Original Message-----

> From: Dot Williams <dot11555@gmail.com>

> Sent: Sunday, August 4, 2019 7:52 PM

> To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>; Wysocki, Peter <Peter.Wysocki@coloradosprings.gov>

> Cc: Peggy Aguda <paguda3@hotmail.com>; Conleth & Helen Kennedy <seerykennedy@comcast.net>; Charlie Shea <crs@crshea.com>; Linda McNabb <lindawmcnabb@gmail.com>; Stacey Mieras <mierasfamily@yahoo.com>; Dave & Colleen Reed <dafe3141@q.com>; Janna Rombocos <jannarombocos@yahoo.com>; Don & Lisa Rhodes <lisa@isirail.com>; CenturyLink Customer <bookbag@q.com>; Sonja Viljoen <sviljoen99@gmail.com>; Demetri Rombocos <dtrombocos@yahoo.com>; Duncan McNabb <duncanjmcnabb@gmail.com>; Nancy Shea <nancys@crshea.com>; Wendi Lord <WendiLord@gmail.com>; Earl Goecker <ingenearl@gmail.com>; Jim Bonner <Bonner7051@msn.com>; Willie Viljoen <vilbilt@gmail.com>; Mike & Lorrie Jacobson <mljac4@msn.com>; Ted Thurber <tthurber@erashields.com>; Phyllis Thurber <thurber@vhco.com>

> Subject: Kettle Creek North

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> The sign went up on the property on Wednesday, July 31. The date for responses needs to be changed, as the number of days between July 31 and Aug 5 is NOT ten business days - I think that is the proper minimum required.

>

- > Whenever the developer and the city set a meeting for neighborhood input, all of the people on the cc list above should be included, and there will be others who will also ask to be included.
- >
- > There is a great deal of interest and concern about this project, and that it is not following the precedent set by North Fork.
- >
- > Before then , please come out and walk the property - several of us have said they would walk it with you - and see why this piece of land deserves to be treated differently.
- >
- > Dot Williams
- > 11555 Howells Road
- > Colorado Springs, CO 80908

Van Nimwegen, Hannah

From: Janna Rombocos <jannarombocos@yahoo.com>
Sent: Thursday, September 5, 2019 11:12 AM
To: Van Nimwegen, Hannah
Subject: Kettle Creek Proposed Development

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Hannah,

My main concern for the Kettle Creek proposed development is the density along Howells Road. One acre is not enough for the transition from county to city. Please consider requiring the developer to have bigger lots. Last night at the meeting for this development, you mentioned that the 100 foot set back is helpful. Yes, a 100 foot set back is helpful, but larger lots would be even more helpful.

I understand that there are a lot of precedents already established for county to city transitions, but, for us, the precedent of larger lots on Howells Road established by La Plata's North Fork is the most important one.

Thank you for listening,

Janna Rombocos
11685 Howells Road

Lee and Jennifer Thomson
10849 Fossil Dust Drive
Colorado Springs, CO 80908
10 August 2019

Ms. Hanna Van Nimwegen
Colorado Springs Planning and Community Development
30 S. Nevada Ave #105
Colorado Springs, CO 80903

In ref: Kettle Creek North Rezoning

Dear Ms. Van Nimwegen:

We have been residents and homeowners in the North Fork at Briargate subdivision since Jun 2018 and wish to voice our objections to the Kettle Creek North rezoning request.

The land adjacent to the area under consideration is an environmentally sensitive area that is habitat to an endangered species and currently serves as a much needed protective buffer for said area.

The current limited traffic patterns in and out of North Fork are becoming dangerous and do not meet the needs of current residents without concern. The addition of a development with hundreds of homes utilizing the same ingress and egress route will only make the situation worse.

Furthermore, residents of North Fork, including ourselves, are experiencing significant soil settlement and erosion issues. Since Jun 2018, the builder has already replaced our front concrete walkway, which dropped 4 inches in less than a year. Additionally, the builder sent soil remediation specialists to our property numerous times before and after closing over the last year to add soil around the perimeter of our foundation. Prior to any further development and the possibility of a rezoning that results in hundreds of additional homes next to the habitat of an endangered species, I would ask this issue be further researched by the City Engineer and appropriate actions executed.

In closing, the proposed rezoning is irresponsible, careless, and based on economic gains without broader concern for the North Fork community. There are important factors that need to be considered, including the endangered species, already dangerous traffic patterns, and the current state of North Fork erosion and soil settlement issues.

Sincerely,

Lee and Jennifer Thomson

Van Nimwegen, Hannah

From: Pam Stabler <stablerr@aol.com>
Sent: Thursday, August 8, 2019 10:14 AM
To: Van Nimwegen, Hannah
Subject: North Fork Proposed new subdivision # CPC PUZ 19-00090

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Dear Ms. VanNimwegen,

I am a home owner in the North Fork Division. I am very interested in any news and updates on the above new sub division that is being proposed. Could I please be included in all communications regarding this property and proposed development? My mailing address is: 10516 Echo Canyon Drive, Colorado Springs, CO 80908 and my email address is listed above.

Thank you for your time in including me in this matter.

Sincerely,

Pam Stabler
719-351-8795

Van Nimwegen, Hannah

From: Kristen Schell <kristen.schell@gmail.com>
Sent: Wednesday, August 7, 2019 4:48 PM
To: Van Nimwegen, Hannah
Cc: Strand, Tom
Subject: Kettle Creek North Rezoning

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Dear Ms. Van Nimwegen,

I am writing in regard to the proposed Kettle Creek North subdivision to note our objections to the rezoning request.

My family and I are residents of North Fork and have lived in the neighborhood for over 3 years. We were among the first residents to the neighborhood, so we have seen the changes that have occurred as the community has developed.

North Fork has significant traffic issues already due to the amount of houses that only have two entrances and exits, Thunder Mountain being the primary road used. The excessive congestion on Thunder Mountain is already extremely concerning and does not meet the needs of current residents, Adding another 400 homes to the Thunder Mtn. daily traffic would only escalate the existing traffic issues.

The current traffic issues stemming from the round about on Old Ranch Rd. as well as the Pine Creek High School traffic are already extremely dangerous. Not to mention filing 6 and 7 are not yet complete, nor the town homes and elementary school that are planned. It would be absolutely irresponsible to do anything that adds additional and unnecessary traffic to an already dangerous situation.

There is extreme community concern regarding the limited access out of North Fork- especially in the event needing to evacuate, such as a fire!

North Fork is also experiencing soil and erosion concerns as well as drainage issues. This issue absolutely needs to be researched and addressed before considering any further development of additional homes.

I am also concerned about the land being considered for the rezoning. It borders the habitat of endangered species. Currently this beautiful land serves as a protective area and should not be disturbed.

There are many concerns that need to be taken into serious consideration before adding any additional building to and already congested and dangerous high traffic area dealing with erosion and drainage issues.

Feel free to contact us if you'd like to discuss our concerns further. Thank you for taking our concerns seriously,

John and Kristen Schell
3728 Sky Rim Court
Colo Spgs, CO 80908
719-661-5766

c/c: Councilman Strand

Van Nimwegen, Hannah

From: Mary Seibert <k_m_seibert@yahoo.com>
Sent: Wednesday, August 7, 2019 4:33 PM
To: Van Nimwegen, Hannah
Subject: Kettle Creek proposal

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Dear Ms VanNimwegen,

I am a resident of the North Fork community and did not receive a mailed announcement regarding the Kettle Creek development. My neighbor was kind enough to post the information on our North Fork website.

Due to the already heavy traffic congestion on Thunder Mountain many residents have voiced our concerns at all HOA meetings requesting another outlet either to Powers on the west or Rt 83 to the north, but are told this is not feasible. The North Fork development has not been completed yet, and when done, will make our community of over 700 homes. That means approximately 1300+ vehicles using Thunder Mountain. Plus there is the school still to be built in our neighborhood.

North Fork is already experiencing drainage issues impacting homeowners. How much more drainage problems may there be with runoff from the Kettle Creek development.

Please consider all of North Fork residents concerns regarding this proposal. Yes, "there is money to be had" with this development but at what cost to we residents of North Fork?

Sincerely,
Mary Seibert
10857 Hidden Brook Circle
Colorado Springs, CO 80908
k_m_seibert@yahoo.com
815-954-5757

Van Nimwegen, Hannah

From: Bethany Fobes <bfobesmk@gmail.com>
Sent: Wednesday, August 7, 2019 3:06 PM
To: Van Nimwegen, Hannah
Subject: Feedback on CPC PUZ 19-00090

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Hannah,

I'm a resident of the North Fork at Briargate neighborhood and I'm concerned about the proposed new neighborhood CPC PUZ 19-00090 connecting exclusively to our neighborhood streets.

Thunder Mountain Ave and Red Cavern in particular are very congested with school traffic during peak hours (drop off, pick up, ball games, etc). This will only get worse when the planned Elementary school is built. Even with traffic control measures being changed (like using stoplights instead of stop signs) I'm not sure the roads can handle the additional traffic from hundreds of homes that weren't anticipated when our neighborhood streets were planned.

I'm excited to hear that a traffic study is now being planned based on our neighborhood's concerns. Would you please add me to the contact list for updates on this proposal? My contact information is below.

Thank you very much,

Bethany Fobes

10802 Warm Sunshine Dr
Colorado Springs, CO 80908
[Bfobesmk@gmail.com](mailto:bfobesmk@gmail.com)
(719) 354-7248

Van Nimwegen, Hannah

From: Bonnie Tinker <bjtinker75@gmail.com>
Sent: Wednesday, August 7, 2019 1:44 PM
To: Van Nimwegen, Hannah
Subject: NorthFork

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!

Dear Hannah,

I am deeply concerned about this proposed new development. What are the city planners thinking? There is already so much traffic and only two outlets for that traffic, with a busy school right on the edge of one. Have you spent any time in NorthFork? Let me tell you, between the traffic coming onto Old Ranch from the round about, to the traffic because of the PCHS, it is a true danger zone. Unless you want to make an inlet/outlet on 83, you need to develop elsewhere. Also, what about if we had another emergency evacuation like when the Black Forest fire happened? Are the city planners willing to take a chance with peoples lives? Not to mention the wildlife that passes through. There is plenty of open space to develop. Please consider elsewhere.

Thank you,

Bonnie Tinker

10697 Echo Canyon Dr

Sent from my iPhone

Van Nimwegen, Hannah

From: Michele Heath <micheleheath@hotmail.com>
Sent: Wednesday, August 7, 2019 12:38 PM
To: Michael Heath; Van Nimwegen, Hannah
Cc: Strand, Tom
Subject: Re: Kettle Creek North subdivision
Attachments: RezoningConcern.docx

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!

Hannah,
Thanks for your quick reply to my husband Mike yesterday. We've attached our letter of concern and are also copying councilman Stand.

Thank you for allowing us extra time to get our concern in, for letting us know about the meeting, for adding Mike to your informal email list, and for offering to send us the green postcards. Would you please also add me to your email list at micheleheath@hotmail.com? Please mail it to 10860 Forest Creek Drive, Colorado Springs, CO 80908.

Michele

"I will praise you, Lord, with all my heart; I will tell of all the marvelous things you have done. I will be filled with joy because of you. I will sing praises to your name, O Most High." Psalm 9:-2

From: Michael Heath <mike@magnus-creative.com>
Sent: Tuesday, August 6, 2019 7:38 PM
To: Michele Heath <micheleheath@hotmail.com>
Subject: Fw: Kettle Creek North subdivision



Mike Heath | Magnus Creative
719-649-1562
magnus-creative.com

From: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Sent: August 6, 2019 1:29 PM
To: Michael Heath <mike@magnus-creative.com>
Subject: RE: Kettle Creek North subdivision

Hello Michael,

You can absolutely still comment. The “deadline” is really a soft deadline which helps me understand the public input early enough in the process to be effective. Please send me your thoughts, questions, and concerns.

There has been a lot of interest in the proposed development and I have scheduled a neighborhood meeting for September 4th, 6:00 p.m. through 8:00 p.m., at Fire Station 19:

2490 Research Parkway
Colorado Springs, CO 80920

Another round of green postcards will be mailed later this week formally notifying of the meeting. I am encouraging those who are interested to attend this meeting. Your home is 1,400 feet from the subject site, and our notification boundaries end at 1,000 feet. However, I am happy to add you and others who may be out of the boundary and also interested to the formal mailing list. Is the address below your preferred mailing address?

I have also added your email address to my informal email distribution list for updates on this project, too. We are currently in the early stages of review and first review comments will be published on August 13, 2019. I will send those comments to the larger group over email. Ultimately, the subject property will need to be rezoned and will require a hearing with the City Planning Commission and the City Council. When those dates are set, more postcards will be mailed and I will notify the email distribution, too.

Thank you,



Hannah E. Van Nimwegen, AICP
Senior Planner | North Team

(719) 385-5365
Hannah.VanNimwegen@coloradosprings.gov

From: Michael Heath <mike@magnus-creative.com>
Sent: Tuesday, August 6, 2019 11:42 AM
To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Subject: Kettle Creek North subdivision

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!

Hannah-

We just learned about this proposed zone change and realized yesterday was the deadline for comments. Can you still accept comments and how much time would we have to get them to you?

thank you!
mike



Mike Heath | Magnus Creative
719-649-1562
magnus-creative.com

Ms. Hanna Van Nimwegen,
Colorado Springs Planning and Community Development
30 S. Nevada Ave #105
Colorado Springs, CO 80903

In re: Kettle Creek North Rezoning

Dear Ms. Van Nimwegen:

My wife and I are writing on behalf of ourselves and other affected homeowners residing within the North Fork at Briargate Subdivision to note our objections to the rezoning request referenced above.

The current traffic patterns in and out of North Fork are dangerous and already don't meet the needs of current residents well, and rezoning for another subdivision would make this problem much worse. Thunder Mountain is the only means of entry and exit for the majority of North Fork and this proposed neighborhood would also be accessed only through Thunder Mountain. With North Fork filing 6 and 7 not yet complete and townhomes and an elementary school to be added, traffic related problems are guaranteed to escalate as it is.

On school day mornings it's extremely difficult for cars to turn onto Thunder Mountain from side streets because of the amount of traffic. Pine Creek HS traffic has the right of way to enter the school parking lot so other traffic has to fight to get through. This is extremely dangerous, especially for students like our daughter who walk to school among hurried, frustrated, and competing drivers. Once on Thunder Mountain, it's also very difficult to turn onto Old Ranch Road because of the high school traffic. We've had discussions with neighbors about what could go terribly wrong should the community need to be evacuated due to an emergency like fire. Thunder Mountain simply cannot handle all the traffic for the currently community and its planned growth, let alone another 400 homes.

Equally important, the land in question abuts an environmentally sensitive area that is habitat to an endangered species and currently serves as a much-needed protective buffer for said area. It is an absolutely beautiful piece of land that, in our opinion, should be left alone.

Lastly, an additional concern is the fact that North Fork is experiencing significant soil and erosion issues. Prior to any further development and the possibility of rezoning resulting in 400 additional homes next to the habitat of an endangered species, we ask that this issue be further researched by the City Engineer and appropriate actions executed.

In closing, the proposed rezoning is irresponsible, careless, and based on economic gains without broader concern for the North Fork and Black Forest/ Howells communities. There are important factors that need to be considered including the already dangerous traffic congestion and patterns, endangered species, and the current state of North Fork from an erosion and drainage issues.

Please contact us directly if you would like to discuss further. Thank you for your consideration.

Respectfully,
Mike and Michele Heath
10860 Forest Creek Drive
Colorado Springs CO 80908
(719) 649-1562

c/c: Councilman Strand

Van Nimwegen, Hannah

From: Mike and Lorrie Jacobson <MLJAC4@msn.com>
Sent: Wednesday, August 7, 2019 8:35 AM
To: Van Nimwegen, Hannah
Subject: Proposed development along Howells

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!

Good morning Hannah,

Thank you for collecting and considering all the concerns of our neighbors regarding the proposed development. My wife Lorrie and I live at 11745 Howells Road, at the dead end of Howells on the south side of the creek. Our concerns can not be said more elegantly than Charlie Shea and Duncan McNabb have already relayed to you. However I did want to speak up to let you know we are in total agreement with them on everything they said, and to highlight the following 3 items specifically.

1. Ensure NO access to the community from Howells road - definite safety concern.
2. The lot sizes on the east and northern edges that border county must provide and plans specify the same consistent transition from city to county as at the more southern part along Howells.
3. Intentional planning to preserve as much of the 29.5 acres' natural beauty must occur. The trails idea, some increased green/open space planning...maybe even focused park placement, is a must to include in the plans.

Thank you again for your purposeful consideration and implementation of the community ideas. We look forward to seeing you at the neighborhood meeting.

Best regards,
Mike

Mike Jacobson
Flying Horse Realty
719-235-8195
Mike@FlyingHorseRealty.com

Sent from my iPhone

Van Nimwegen, Hannah

From: Sonja Viljoen <sviljoen99@gmail.com>
Sent: Tuesday, August 6, 2019 9:51 PM
To: Van Nimwegen, Hannah
Cc: Peggy Aguda; Conleth & Helen Kennedy; Charlie Shea; Linda McNabb; Stacey Mieras; Dave & Colleen Reed; Janna Rombocos; Don & Lisa Rhodes; CenturyLink Customer; Sonja Viljoen; Demetri Rombocos; Duncan McNabb; Nancy Shea; Wendi Lord; Earl Goecker; Jim Bonner; Willie Viljoen; Mike & Lorrie Jacobson; Ted Thurber; Phyllis Thurber
Subject: Re: Kettle Creek North

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Dear Hannah,

I would like to comment on the proposed development bordering Howell's road. A primary concern for my husband and I is traffic safety. With the North Fork development we already have more vehicles driving well above speed limit on Arrowhead and Howell's. Access from Kettle Creek North onto Howell's will only worsen the situation. These dirt roads often attract drivers who want to spin doughnuts on the loose surface.

Secondly I agree with my neighbors that the proposed development is beautiful and is also grazing area to antelope and other deer. Special consideration for maintaining the beauty of the area should be considered. I include some photos.





FIGURE 4



FIGURE 4

Have a blessed day.

Sonja Viljoen
sviljoen99@gmail.com

On Aug 5, 2019, at 8:29 AM, Van Nimwegen, Hannah
<Hannah.VanNimwegen@coloradosprings.gov> wrote:

Good morning Dot,

Yes, I will adjust the dates. It's important to remember that the public comment deadline is a soft deadline. Comments received after the deadline will not be discounted in any way. The deadline helps me understand the public input early enough in the process to be effective.

A neighborhood meeting has been scheduled for September 4th, 6:00 p.m. through 8:00 p.m., at Fire Station 19:
2490 Research Parkway
Colorado Springs, CO 80920

Another round of green postcards will be mailed later this week.

PLEASE LET ME KNOW if any of the copied individuals did not receive a postcard and would like to be added to the mailing list. Everyone has also been added to my informal email distribution list for updates on this project, too.

Hannah E. Van Nimwegen, AICP
Senior Planner | North Team
(719) 385-5365
Hannah.VanNimwegen@coloradosprings.gov

-----Original Message-----

From: Dot Williams <dot11555@gmail.com>

Sent: Sunday, August 4, 2019 7:52 PM

To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>; Wysocki, Peter <Peter.Wysocki@coloradosprings.gov>

Cc: Peggy Aguda <paguda3@hotmail.com>; Conleth & Helen Kennedy <seerykennedy@comcast.net>; Charlie Shea <crs@crshea.com>; Linda McNabb <lindawmcnabb@gmail.com>; Stacey Mieras <mierasfamily@yahoo.com>; Dave & Colleen

Reed <dafe3141@q.com>; Janna Rombocos <jannarombocos@yahoo.com>; Don & Lisa Rhodes <lisa@isirail.com>; CenturyLink Customer <bookbag@q.com>; Sonja Viljoen <sviljoen99@gmail.com>; Demetri Rombocos <dtrombocos@yahoo.com>; Duncan McNabb <duncanjmcnabb@gmail.com>; Nancy Shea <nancys@crshea.com>; Wendi Lord <WendiLord@gmail.com>; Earl Goecker <ingenearl@gmail.com>; Jim Bonner <Bonner7051@msn.com>; Willie Viljoen <vilbilt@gmail.com>; Mike & Lorrie Jacobson <mljac4@msn.com>; Ted Thurber <tthurber@erashields.com>; Phyllis Thurber <thurber@vhco.com>

Subject: Kettle Creek North

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The sign went up on the property on Wednesday, July 31. The date for responses needs to be changed, as the number of days between July 31 and Aug 5 is NOT ten business days - I think that is the proper minimum required.

Whenever the developer and the city set a meeting for neighborhood input, all of the people on the cc list above should be included, and there will be others who will also ask to be included.

There is a great deal of interest and concern about this project, and that it is not following the precedent set by North Fork.

Before then , please come out and walk the property - several of us have said they would walk it with you - and see why this piece of land deserves to be treated differently.

Dot Williams
11555 Howells Road
Colorado Springs, CO 80908

Van Nimwegen, Hannah

From: Karen Knapp <karenknapp@gmail.com>
Sent: Tuesday, August 6, 2019 3:50 PM
To: Van Nimwegen, Hannah
Subject: Re: Kettle Creek North Rezoning

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!

Thank you, Hannah, for your prompt reply. Yes, that is my correct address.

~Karen Knapp
10836 Hidden Brook Circle
Colorado Springs, CO 80908
Sent from my iPhone

> On Aug 6, 2019, at 8:46 AM, Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov> wrote:

>

> Good morning Karen,

>

> Thank you for your email detailing your concerns regarding the proposed development. They have been made a part of the public record as well as shared with the applicant for a response. The applicant has commissioned a traffic report which I will share when it's submitted. City Traffic Engineering will review this report as well.

>

> There has been a lot of interest in the proposed development and I have scheduled a neighborhood meeting for September 4th, 6:00 p.m. through 8:00 p.m., at Fire Station 19:

> 2490 Research Parkway

> Colorado Springs, CO 80920

>

> Another round of green postcards will be mailed later this week formally notifying of the meeting. I am encouraging those who are interested to attend this meeting. Your home is 1,400 feet from the subject site, and our notification boundaries end at 1,000 feet. However, I am happy to add you and others who may be out of the boundary and also interested to the formal mailing list. Is the address below your preferred mailing address?

>

> I have also added your email address to my informal email distribution list for updates on this project, too. We are currently in the early stages of review and first review comments will be published on August 13, 2019. I will send those comments to the larger group over email. Ultimately, the subject property will need to be rezoned and will require a hearing with the City Planning Commission and the City Council. When those dates are set, more postcards will be mailed and I will notify the email distribution, too.

>

> Thank you,

>

> Hannah E. Van Nimwegen, AICP

> Senior Planner | North Team

> (719) 385-5365

> Hannah.VanNimwegen@coloradosprings.gov

>

>

>
>
>
> -----Original Message-----
> From: Karen Knapp <karenaknapp@gmail.com>
> Sent: Monday, August 5, 2019 10:40 PM
> To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>; Strand, Tom
<Tom.Strand@coloradosprings.gov>
> Subject: Kettle Creek North Rezoning
>
> 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!
>
>
> This is in regards to the Kettle Creek North subdivision that is being considered north of my neighborhood, North Fork.
I never received the green flyer that was supposedly mailed. I slaws made aware of it, however, on our neighborhood
Facebook page.
>
> I am very concerned regarding future traffic. North Fork is not even close to being completely built. When it is, I cannot
imagine the traffic since the only way to exit is either on Thunder Mountain or Red Cavern Road. Now the city is being
asked to rezone so 400 more homes can be built and use those streets (not even including all the North Fork homes yet
to be built nor all the townhomes and future elementary school).
>
> I lived here in Colorado Springs during the Waldo Canyon Fire and also the Black Forest Fire. I will never forget
watching the traffic jams trying to escape the fire on Flying W Ranch Road. What would happen here if there was
another fire in Black Forest with so few roads to escape?
>
> I also know that North Fork, and La Plata, tried and failed to get an exit off of Powers. I was in one of the model homes
for Campbell when they found out and they were not happy. So I am pretty shocked that other developers want to
continue building without providing any extra roads, like Howells for example.
>
> Please let me know when the zoning meeting will be. My husband and I plan to attend. Thank you,
>
> ~Karen Knapp
> 719-930-1041
> 10836 Hidden Brook Circle
> Colorado Springs, CO 80908
> 719-930-1041

Van Nimwegen, Hannah

From: Karen Knapp <karenknapp@gmail.com>
Sent: Monday, August 5, 2019 10:40 PM
To: Van Nimwegen, Hannah; Strand, Tom
Subject: Kettle Creek North Rezoning

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!

This is in regards to the Kettle Creek North subdivision that is being considered north of my neighborhood, North Fork. I never received the green flyer that was supposedly mailed. I slaws made aware of it, however, on our neighborhood Facebook page.

I am very concerned regarding future traffic. North Fork is not even close to being completely built. When it is, I cannot imagine the traffic since the only way to exit is either on Thunder Mountain or Red Cavern Road. Now the city is being asked to rezone so 400 more homes can be built and use those streets (not even including all the North Fork homes yet to be built nor all the townhomes and future elementary school).

I lived here in Colorado Springs during the Waldo Canyon Fire and also the Black Forest Fire. I will never forget watching the traffic jams trying to escape the fire on Flying W Ranch Road. What would happen here if there was another fire in Black Forest with so few roads to escape?

I also know that North Fork, and La Plata, tried and failed to get an exit off of Powers. I was in one of the model homes for Campbell when they found out and they were not happy. So I am pretty shocked that other developers want to continue building without providing any extra roads, like Howells for example.

Please let me know when the zoning meeting will be. My husband and I plan to attend. Thank you,

~Karen Knapp
719-930-1041
10836 Hidden Brook Circle
Colorado Springs, CO 80908
719-930-1041

Van Nimwegen, Hannah

From: Dennis Hatch <dhatchboy@yahoo.com>
Sent: Monday, August 5, 2019 10:20 PM
To: Van Nimwegen, Hannah; Skorman, Richard; Strand, Tom
Subject: Kettle Creek North Rezoning

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!

My family and I are just one of many concerned homeowners in the North Fork Briargate neighborhood regarding future development plans (e.g. D20 Elementary School, Kettle Creek North).

Shortly after closing on our home, we attended our first HOA meeting where I kindly posed the question regarding plans to address the traffic that we will eventually face in the near future. The answer we were given at the time was that the city would look at those issues as they developed and would determine the right course of action.

It's almost three years since the day we moved into the neighborhood and the traffic clearly remains an issue especially during the school year. To date nothing has been said about how to mitigate these issues. Now there is word of another 400 homes that is being submitted for development just north of our location. This is in addition to the townhomes that has already begun construction near Pine Creek HS.

We are asking the city to take this matter seriously and take a good look at how these developments will impact D20 schools, the neighborhood and safety of all residents and students brought on by dangers of a poorly planned access/egress roads in North Fork.

We thank you in advance for cooperation and would hope that the city does the right thing.

Sincerely,
Dennis and Jovelyn Hatch

Sent from my iPhone

Van Nimwegen, Hannah

From: Kris <agg111213@gmail.com>
Sent: Monday, August 5, 2019 7:39 PM
To: Van Nimwegen, Hannah
Subject: Kettle Creek North Rezoning

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!

August 5, 2019

Ms. Hanna Van Nimwegen
Colorado Springs Planning & Community Development

Dear Ms. Van Nimwegen:

I write on behalf of my family and other affected homeowners residing within the North Fork at Briargate Subdivision to note our objections to the rezoning request referenced above.

The land in question has been identified as an environmentally sensitive area that is habitat to an endangered species and currently serves as a much needed protective buffer for said area.

As equally as important, the current traffic patterns in and out of North Fork are dangerous and already don't meet the needs of current residents without concern. With the addition of townhomes and an elementary school; the traffic pattern concerns will escalate. The level of traffic and its patterns present a significant concern and risk for children walking to/from school and/or playing, cyclists and the general public.

Lastly, an additional concern is the fact that North Fork is experiencing significant soil and erosion issues. Prior to any further development and the possibility of rezoning resulting in 400 additional homes next to the habitat of an endangered species, I would ask this issue be further researched by the City Engineer and appropriate actions executed.

In closing, the proposed rezoning is irresponsible, careless and based on economic gains without broader concern for the North Fork community. There are important factors that need to be considered aforementioned including the endangered species, the already dangerous traffic patterns and the current state of North Fork from an erosion, drainage with potentially settling issues.

Please contact me directly if you would like to discuss further. Thank you for your consideration.

Respectfully,
Kristine Garofalo

10845 Warm Sunshine Dr
Colorado Springs CO 80908
(719) 232-5672

Van Nimwegen, Hannah

From: Judy von Ahlefeldt <blackforestnews@earthlink.net>
Sent: Monday, August 5, 2019 4:19 PM
To: Van Nimwegen, Hannah; Herington, Meggan
Cc: Carleo, Katie; me
Subject: Re: Prairie Necklace Presentation

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Hannah,

Thanks for your very informative e-mail. I appreciate knowing more about the schedule and the areas for information needs.

Couple of items for now:

It has been decades since I closely reviewed the Briargate Master plan, but it is helpful to know that the entire parcel allows a Maximum Density of two du per acre. I expect the developer wants to have as many houses/lots as possible, so that immediately suggest two things to me :

1. have less than the calculated maximum lots and have fewer, really high dollar larger lots with extremely high dollar houses and arrangement the lots so there is passage through in critical areas for animals and for trails. Use fencing restrictions to accomplish the ecosystem connectivity if there is not a adjacent open space buffer.
2. Do some innovative cluster designing so the number of homes is still overall density of 2 per acre, but some of the clusters have higher density and some quite low with a lot of open space.
3. It might be useful to frame analysis and design in terms of ecotone boundaries and ecosystem function and services rather than separate traditional streamside and hillslope overlays. In the canyon area and along slopes soil types and veg become important in addition to the standard engineering factors. The idea is to minimize soil disturbance and fit the human uses into the existing ecosystems rather than homogenizing everything with overlot grading. I would commend to you a reading of Ian McHarg's "Design with Nature". i.e. create a model of low to high disturbance processes and uses, and decide where these areas should be.

I would recommend N of Kettle Creek, South of Kettle Creek, and along Howells Road as three distinctly different design areas as a possible place to start.

4. The Preble's mouse habitat is especially tricky because of the underlying geology/soils/hydrology in Kettle Creek. The mouse habitat is not necessarily restricted to the canyon floor, any particular maximum elevation, or requiring willows. After the fire we had one hop into an RV that was parked within 100 feet of a small grassy meadow (springfed perched water table) in a commercial area near Burgess and Shoup Roads. When I was the Forest Ecologist on the Medicine Bow National Forest in Wyoming they were trapped at well over 8000 feet in sedge meadows that did not have willows either. In about 2000 I worked on ecosystem condition and health for the Valley Pipeline through Black Forest, and the main Contractor caught nine Preble's mice the first night of trapping on the north side of the the Palmer Divide in the headwaters of east Cherry Creek drainage in a grassy swale! They have also been trapped out on Hwy 24 in Black Squirrel Creek.

Thanks for including me.

I have a speaking acquaintance with Dean Venezia and would he happy to help any way I can to provide ecological information.

My PhD Dissertation from CSU was on the Landscape Ecology of the Palmer Divide (Geology, Soils, Climate, Plants, Ecosystems) and I have owned property in Black Forest for almost 50 years, so I am able to provide an informed "big picture" perspective.

Below is a .txt version of my cv.:

DR. JUDITH VON AHLEFELDT

Landscape Ecologist, Historian

Author/Publisher, Teacher

Education

- Bachelor of Arts – College of Wooster - Biology Major; Chemistry/Amer History Minor (1965)
- Master of Science – Entomology – Cornell University (1969)
- PhD – Landscape Ecology – Colorado State University (1992)

Experience

- Teacher – College, and Jr. High / High School Biology/Chemistry Teacher (1970s-80s)
Colorado College – 1970-72 ; (Research/Teacher) UCCS – 1981 – 85; CSU 1986-1988
- Environmental Education for Teachers and Resource People Colo Sprgs 1970 USFS
- Environmental Education for Univ of New Mexico – Ghost Ranch Abiquiu, NM
- Summer Botany Course – Rocky Mountain National Park – 1982
- Xeriscape – CSU Extension – late 1980s
- Forest Ecologist, Medicine Bow National Forest, US Forest Service (1990-1997)
- Private Consultant – Forest Health - Subdivisions/Colo Interstate Gas (1996-2000)
- Owner/Publisher - Black Forest News (Oct., 1997 - July, 2014)

Public Service

- Organizer of Cleanup of 13 miles of Monument/Fountain Creek - Earth Day 1970
- Pikes Peak Area Council of Governments Open Space Advisory Committee 1971- 73
- Founding citizen and first Secretary of El Paso County Parks Board – 1972
- Founding member of Palmer Land Trust (William J. Palmer Parks Foundation) 1975
- Springs Area Beautiful Association Awards (two) – late 1970s
- Community Advocate – Black Forest Preservation Plan (1974, 1988, 1999)

Chair of Black Forest Land Use Committee - 1974-1985

Chair of Black Forest Transportation Committee, (2006-2011)

- Keeper of the Keys to Black Forest (1998)

Organizer/coordinator of Community Conservation projects (2006-present)

- Palmer Land Trust – Volunteer – White Paper on Rare Plants on Pineries Open Space - 2006
- Black Forest Together Forest Recovery Symposia – Invited Speaker 2013
- SAMCOM Invited Speaker – Annual Community Forestry Meetings 2013-2014
- El Paso County Long Term Fire Recovery Committee - 2013-14
- Organizer of Post-fire Rare plant Assessment - Pineries Open Space (2015)

Publications/Authorships

- Thunder, Sun and Snow - History of Colorado's Black Forest (1979)
- The Landscape Ecology of the Palmer Divide (1992) (PhD Dissertation)
- Biophysical and Historical Aspects of Species and Ecosystems – Forest Plan
Baseline Report – von Ahlefeldt and Speas Medicine Bow National Forest 1996
- Historical Variation in Mid Continent Grasslands- Rocky Mountain Research

Station General Technical Report – in Process

- Owner/Publisher of Black Forest News (Oct., 1997 - Aug. 2014) – 842 issues - weekly

Numerous articles on Ecology, Forestry, Botany, Ornithology, Geology,
Watersheds, Fire, and Flood

- Best Management Practices for Black Forest Restoration 2013 – Prepared for
post-fire recovery – Black Forest Together 4000 copies distributed

Regards,

Judy

Phone is 719-337-5918

On 8/5/2019 2:44 PM, Van Nimwegen, Hannah wrote:

Hello Judy,

I apologize for the email issue. It's important to remember that the public comment deadline is a soft deadline. Comments received after the deadline will not be discounted in any way. The deadline helps me understand the public input early enough in the process to be effective.

The developer has committed to one-acre lots with a 100-foot setback along Howells Road, though the entire parcel does allow for a maximum density of two dwelling units per acre within the Briargate Master Plan. This is noted on the concept plan, but I plan to work with the developer to make this information more clear upon it's resubmittal following first review.

Kettle Creek within the property boundary will be dedicated to the TOPS (Trails and Open Spaces) program, and it has also been designated as Preble's Jumping Mouse habitat. The applicant has been working closely with US Fish & Wildlife to establish the exact boundary for roughly two or three years. Several other neighbors have also requested that the boundary is staked on the site to get a better understanding of where the boundary will fall on the ground.

We are currently considering a Hillside Overlay because of the property's natural features as well. It's possible that streamside buffers will not be wider than the area to be dedicated, but we still need to look more closely with the upcoming review.

There has been a lot of interest in the proposed development and I have scheduled a neighborhood meeting for September 4th, 6:00 p.m. through 8:00 p.m., at Fire Station 19:

2490 Research Parkway
Colorado Springs, CO 80920

Another round of green postcards will be mailed later this week formally notifying of the meeting. I am encouraging those who are interested to attend this meeting.

I have also added your email address to my informal email distribution list for updates on this project, too. We are currently in the early stages of review and first review comments will be published on August 13, 2019. I will send those comments to the larger group over email. Ultimately, the subject property will need to be rezoned and will require a hearing with the City Planning Commission and the City Council. When those dates are set, more postcards will be mailed and I will notify the email distribution, too.

Thank you,



Hannah E. Van Nimwegen, AICP
Senior Planner | North Team

(719) 385-5365
Hannah.VanNimwegen@coloradosprings.gov

From: Herington, Meggan <Meggan.Herington@coloradosprings.gov>

Sent: Monday, August 5, 2019 2:03 PM

To: Judy von Ahlefeldt <blackforestnews@earthlink.net>

Cc: Carleo, Katie <Katie.Carleo@coloradosprings.gov>; Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>

Subject: RE: Prairie Necklace Presentation

Judy, I'm not sure what is going on with your email but I copied Katie and Hannah back in hopes we can correct the issue.



Meggan L. Herington, AICP
Assistant Director of Planning

Phone: (719) 385-5083
Email: mherington@springsgov.com

From: Judy von Ahlefeldt [<mailto:blackforestnews@earthlink.net>]
Sent: Monday, August 05, 2019 12:31 PM
To: Herington, Meggan; Carleo, Katie; Schueler, Carl; "email: Hannah.VanNimwegen@coloradosprings.gov"
Subject: Re: Prairie Necklace Presentation

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!

Hi Meggan,

I just spent 3 hours preparing the message below but I can't send it. Deadline is today to send to Hannah. Trying this as a reply to your message.

I will try to call Hannah (all other attempts today to call have been unsuccessful), as well as Brit and Katie. It may have gotten thru to Carl. If one of you get this can you please send it to Hannah today. If I can;t reach people by phone to get my domain name into the "OK" category, then this is a trashed effort.

Judy

Your message couldn't be delivered to the recipients shown below.

coloradosprings.gov suspects your message is spam and rejected it.

blackforestnews
Sender

Office 365

coloradosprings.gov
Action Required

Messages suspected as spam

Couldn't deliver the message to the following recipients:

Katie.Carleo@coloradosprings.gov, Britt.Haley@coloradosprings.gov,
Meggan.Herington@coloradosprings.gov, Hannah.VanNimwegen@coloradosprings.gov

ForwardedMessage.eml

Subject:

Kettle Creek North

From:

Judy von Ahlefeldt blackforestnews@earthlink.net

Date:

8/5/2019 12:13 PM

To:

Hannah.VanNimwegen@coloradosprings.gov

CC:

"Herington, Meggan" Meggan.Herington@coloradosprings.gov, "Haley, Britt I" bihaley@springsgov.com, "Haley, Britt I" Britt.Haley@coloradosprings.gov, "Carleo, Katie" Katie.Carleo@coloradosprings.gov, "Schueler, Carl" carl.schueler@coloradosprings.gov, me blackforestnews@earthlink.net

August 5, 2019

Dear Hannah,

My name is Judy von Ahlefeldt and I am writing to you about the proposed zone (PUD) and Concept Plan (PUP) for Kettle Creek North consisting of 109.5 acres in two parcels.

It is my understanding, based on the information I have seen, that the parcels adjacent to Howells Road would be approximately half acre lots and another parcel north of the main branch of Kettle Creek (but not along Howells Road) between a small tributary and the main stem of Kettle Creek, would also be approximately 0.5 ac tracts. Presumably these would be accessed somehow from the west or north, but that is not clear to me.

I have only seen the concept map (see attached) for all of Kettle Creek which includes Pine Creek High school and proposed elementary school, and uses for R-LM, R-LV, Open Space, Commercial and Office-Industrial.

The steep-sloped, mostly forested Open Space on both sides of Power Boulevard is a good starting point for Open Space. I am sure that it meets minimum code requirements for Streamside Overlay and Hillside Overlay per Colorado Springs Regulations.

Most of the included open space area north of Powers Boulevard is steep sided, deeply incised Kettle Creek Canyon which is not buildable. My understanding of PUD is that it is a negotiated agreement between a developer and Government which provides a way to include more open space that traditional land use rules.

I do not think the plan, as proposed, sufficiently buffers either the adjacent landowners to the north and east, or the forest ecotone (prairie-shrubland) on the north and south sides of Kettle Creek Canon.

The adjacent Google Earth photo (from 2017) shows the riparian (streamside) connection to the west from Black Forest in the Kettle Creek Valley. It also shows the complex of surrounding grasslands/shrublands, which the proposed plan does not accommodate.

Last February, on the heels of a public meeting regarding the Wolf Ranch PUD, I proposed the Prairie Necklace Concept (See attached). Kettle Creek valley is an important link between Old Ranch Road and Shoup Road, where major Regional Trail infrastructure important to the City and El Paso County have long been planned, and a bridge under SH 83 was actually constructed well over a decade ago.

Protecting the ecological integrity of both Kettle Creek Canyon, as well as substantial adjacent buffer of Prairie Open Space is important to the continued functionality of this area biodiversity and specifically animal migration. Overlot grading to provide roads, utility installation, water, sewer and flood protection (detention ponds) for all of the proposed uses in Kettle Creek north essentially destroys all grassland/shrubland ecosystems and compromises the value of the narrow open space corridor consisting of mainly the canyon itself.

The Prairie Necklace idea was fielded about six months ago, but I have only been contacted recently (July 27) about having further discussions about implementing this idea in the City (per conversation with Jeff Greene on July 23rd).

The Prairie Necklace idea (protection of a generous buffer area of grassland from overlot grading, including trail connections for people, and ecosystem connections for wildlife, visual amenity, and urban/rural residential quality of life conservation) can take many design-dependent forms.

I would recommend that necessary time be allowed to include a Ring-the-Springs/Greater Black Forest Integrated Open Space consideration of how to create a comprehensive patch and linkage system for the full landscape around the west and south sides of Black Forest and extending from there to the north and east so that the native ecosystem-riparian corridors-trails-parks-open space system can be as robust as possible and connect to other open space, parks and trails facilities..

Despite the advent of PlanCOS earlier this year, and the imminence of a different El Paso County Master Plan on the horizon, the same fragmented, disconnected land use approvals seem to be going forward i a business-as-usual framework. I would respectfully suggest that this a good time to implement some larger scale new ideas.

I would appeal for a quest to find best ways to preserve this landscape and while serving the human needs of development.

Regards,

Judy von Ahlefeldt

337-5918

cc: Katie Carleo
Meggan Herington
Brit Haley
Carl Schueler

This email has been checked for viruses by AVG.

<https://www.avg.com>

On 8/4/2019 8:01 AM, Herington, Meggan wrote:

Yes, I'm still working on what the next steps would be. I'm trying to contact Parks as well as looking at other scheduling. I'll get back to you later this week. Thank you, Meggan



Meggan L. Herington, AICP
Assistant Director of Planning

Phone: (719) 385-5083
Email: mherington@springsgov.com

From: Judy von Ahlefeldt [<mailto:blackforestnews@earthlink.net>]
Sent: Friday, August 02, 2019 11:51 AM
To: Herington, Meggan
Subject: Re: Prairie Necklace Presentation

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Hi Meggan,

I believe I did respond to this (would be happy to discuss) but wanted to be sure you got my reply. Next steps?

Regards,

Judy

On 7/29/2019 4:26 PM, Herington, Meggan wrote:

Ms. Von Ahlefeldt, At the City Council hearing last week Jeff Greene asked that I reach out to you if you are interested in discussing your thoughts and ideas on the prairie necklace to Planning Commission or Council. Please let me know if I can assist with scheduling. Thank you, Meggan



Meggan L. Herington, AICP
Assistant Director of Planning
Phone: (719) 385-5083
Email: mherington@springsgov.com

City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80901



Links: [Planning & Community Development Home](#) | [Look At Applications Online](#) | [FAQ](#)
[Meeting Request](#) | [Applications and Checklists](#) | [Historic Preservation](#)

DICKSON LAW GROUP, LLC
605 S. Tejon St.
Colorado Springs, Co. 80903
(719) 888-5882

August 5, 2019

Ms. Hanna Van Nimwegen,
Colorado Springs Planning and Community
Development,
30 S. Nevada Ave # 105,
Colorado Springs, Co. 80903

In re: Kettle Creek North Rezoning

Dear Ms. Van Nimwegen:

I write on behalf of my wife and I – affected landowners residing within the Northfork at Briargate Subdivision, to note our objections to the above re-zoning request.

The land in question abuts a designated environmentally sensitive area that is habitat to an endangered species and currently serves as a much needed protective buffer for that area.

Moreover, ingress and egress into our community is already horrific, about to get worse with approved townhomes and the communities next phase (including an elementary school), and presents a significant concern should emergency services be needed.

Our subdivision is experiencing significant soil and erosion issues compliments of the Declarant's Field Engineering. Prior to any rezoning that would allow for another 400 homes next to the habitat of an endangered species, I would ask that the City Engineer take a tour of our subdivision with the approved, stamped soil and erosion plans (including, especially, those involving the design of all common areas – from paths, to plantings, to – especially, drainage) and compare them with the as-built. The cut corners and field engineering is horrific. Just adjacent to our home, like us, we have not less than 5 neighbors whose patios, paths, driveways, fence, etc. are sinking and neighborhood wide you can easily double or triple that number.

Lastly, please also send a Code officer with your Engineer. The Declarant maintained common areas were not installed as Approved and usually evidence height and weed violations along with standing, festering pools of stagnate water.

In summation, the applicant is seeking re-zoning for purely economic reasons and – based on the current state of our subdivision itself (let alone its track record with other projects), plainly cannot be trusted to protect and preserve the environmentally sensitive habitat immediately adjacent (land it denotes it intends to sell for future development). As Council President Skorman recently noted, this area is already a “ticking time-bomb” and you will be asked to “bail them out” unless and except accountabilities are had sooner than later.

Very truly yours,

S/ Joseph A. O'Keefe
Joseph A. O'Keefe, Esq.

CC: Council President Skorman.
Councilman Strand

FIGURE 4

Van Nimwegen, Hannah

From: Duncan McNabb <duncanjmcnabb@gmail.com>
Sent: Monday, August 5, 2019 2:11 PM
To: Van Nimwegen, Hannah
Cc: Charlie Shea; Wysocki, Peter; Janna Rombocos; Herington, Meggan
Subject: Re: Kettle Creek North Subdivision Proposal

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Dear Ms Van Nimwegen,

Thanks for all the e-mails and including me. My wife and I live at 11550 Howells Road and appreciate you reaching out to us concerning the proposed Kettle Creek North Development. We are most concerned about Parcel B, the 29.5 acres that lies West of Howells Road. I have two major concerns that I hope you can address.

1. I, like many of our neighbors on Howells Road, believe the city should at the very minimum maintain the same density standards they approved when La Plata developed North Fork. Much time was taken to ensure the approved density provided a smooth transition between the City and county. As I understand it, those lots were originally to be 2.5 acres according to the approved development plan, but some are in reality 1.8 acres or less. I also understand that you are proposing that the lots adjacent to Howells Road for this development be 1 acre and for the rest of the development to be 2 homes per acre. Quite frankly, I don't understand the rationale for increasing the density at all, and would actually advise the city to be even more restrictive for the whole Parcel B given the beauty and value of the land. Also, the development proposes that city land bordering Howells road would be classified as R-VL, Residential Very Low, to allow a smooth transition between the city and county. I would ask that the lower density you establish for the land adjacent to Howells Road should be applied to any of the city land that is adjacent to the county, for the same reason. Additionally, the commitment to not use Howells Road for entry into the development should be honored.
2. An even bigger issue for me that I hope we can address is: Given the pristine nature of this 29.5 acres, should we view this development differently. In view of Colorado Springs' enduring commitment to the environment, dedication to the conservation of resources, and all of the higher density building currently going on in the immediate area, I believe the city and county should ensure they are even more careful with this development. As Charlie Shea mentioned in his e-mail to you, "This is a magnificent parcel of ground within the city limits. It has incredible terrain, rock out croppings, 100 year old stands of scrub oak and gorgeous pine trees." This is all with Pikes Peak and the Rampart Range stunningly in the background. This parcel provides a critical watershed into the Kettle Creek and is the home to many animals including elk, deer, and antelope. I don't know if you have done an environmental assessment, but I believe that it is to the advantage of all concerned that this area should be developed in a way that takes full advantage of its natural beauty, the environment is protected, and there is a demonstrated commitment to long term conservation. You might even consider adding some nature trails to the development.

Linda and I believe that with proper planning, the developer can build some wonderful homes that add to the beauty of this area, protect the environment, and benefit all who live here. I join many of our neighbors in asking that you and other decision makers come visit the area and see for yourself why we care so passionately about getting this right. I also look forward to your upcoming town meeting and again very much appreciate your reaching out to us to get our views and comments. Thank you for your consideration.

Sincerely,

Duncan J McNabb

General, USAF, retired

Mobile phone: (703) 798-7734

11550 Howells Road

Colorado Springs, CO 80908

On Aug 1, 2019, at 11:25 AM, Van Nimwegen, Hannah
<Hannah.VanNimwegen@coloradosprings.gov> wrote:

Hello Charlie,

The Concept Plan with the notes stating this is viewable
at <https://eoc.springsgov.com/ldrs/rpt/index.htm> and you may search using either file number CPC PUP
19-00091 or by Tax Schedule Number 6200000698.

Parcel B on the concept plan (adjacent to Howells Road) is roughly 29 acres in size. This parcel aligns with the area on the Briargate master plan designated R-VL (Residential Very Low). The R-VL designation allows a density range of 0-1.99 dwelling units per acre for that 29 acres. The developer has agreed to make the lots adjacent to Howells Road a minimum of one acre in size, but whatever area is remaining will be within that 0-1.99 dwelling units per acre range. I do intend to work with the developer to make the minimum lot size of one-acre for the lots adjacent to Howells Road and the minimum 100-foot building setback for those same lots more clear on this concept plan. The lots adjacent to Howells Road in North Fork are a minimum of 1.5 acres in size with a 50-foot minimum setback from Howells Road (though most of the homes appear to be built roughly 100 feet to 150 feet from the road).

Hope this helps clarify,

<image002.png>

Hannah E. Van Nimwegen, AICP
Senior Planner | North Team

(719) 385-5365
Hannah.VanNimwegen@coloradosprings.gov

From: crs [crshea.com](mailto:crs@crshea.com) <crs@crshea.com>
Sent: Wednesday, July 31, 2019 1:07 PM
To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Cc: Wysocki, Peter <Peter.Wysocki@coloradosprings.gov>; Janna Rombocos <jannarombocos@yahoo.com>; Duncan McNabb <duncanjmcnabb@gmail.com>
Subject: Re: Kettle Creek North Subdivision Proposal

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Hannah,

Thank you for your immediate reply to my letter. I, along w/ my wife Nancy and a host of neighbors, have never seen a concept plan as to how the lots layout in Parcel B. You mentioned that you believe the developer is "intending" to maintain the same transition along Howells Rd but that is not what the project description identifies. The green postcard clearly states that the developer is requesting a maximum density of 2 dwelling units per acre. The other concern we all have is that if the developer is required to design a similar lot size (as established in North Fork) along Howells Rd., that the same criteria is required along the 1582.42' northern boundary of Parcel B. The north boundary borders the county just like the east boundary and creates a wonderful transition from city to county.

We look forward to future discussions w/ you (the city planner) and the developer as well as a neighborhood meeting.

Thank you,
Charlie & Nancy Shea

From: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Sent: Wednesday, July 31, 2019 9:29 AM
To: crs [crshea.com](mailto:crs@crshea.com) <crs@crshea.com>
Cc: Wysocki, Peter <Peter.Wysocki@coloradosprings.gov>
Subject: RE: Kettle Creek North Subdivision Proposal

Good morning Charlie,

Thank you for your email detailing your concerns regarding the proposed Kettle Creek North development. I believe the developer is intending to maintain the same transition along Howells Road through this project—minimum one acre lots and a 100-foot building setback. This could be clearer on the submitted Concept Plan, though. First review comments are due on August 13th and plan to work with the applicant to make this information very clear on the resubmitted concept plan.

At this time, we are planning to have a neighborhood meeting but the date, time, and location are to be determined—likely early September. I will let you know when that meeting is scheduled, but you will also get another green postcard advertising that information. I will also keep you apprised on the status of this application as it moves through out process.

Please let me know if you have any follow up questions.

Thanks again and hope you have a great morning,

<image004.png>

Hannah E. Van Nimwegen, AICP
Senior Planner | North Team

(719) 385-5365
Hannah.VanNimwegen@coloradosprings.gov

From: crs crshea.com <crs@crshea.com>
Sent: Tuesday, July 30, 2019 4:24 PM
To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Cc: Wysocki, Peter <Peter.Wysocki@coloradosprings.gov>
Subject: Kettle Creek North Subdivision Proposal

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Hannah,

I am writing in reference to the Kettle Creek North development; particularly Parcel B (29.5 acres) adjacent to Howells Rd. and just south of our property to the north. Our main concern is the proposed 2 dwelling units per acre vs what the city approved at the development to the south; North Fork. It appears as if a development design guideline was established and approved by the city when La Plata developed North Fork. The lot sizes designed by La Plata's land planner were a great transition from city to county. It brings to light the importance of maintaining a development standard that harmonizes a city subdivision adjacent to rural county acreage. The minimum lot size on the east side of Howells Rd. is 5 acres. Our property to the north of parcel B is 35 acres. Approving Kettle Creek North with 1/2 acre lots adjacent to these properties would not be in keeping with the precedent established at North Fork. The average parcel in North Fork that abuts Howells Rd. (including the retention pond) is 2.6255 acres.

One more point of concern is the geographical beauty of this 29.5 acres; Parcel B. I am not sure if you, or any of the other city planners, have visited this particular site, but if not you should. This is a magnificent parcel of ground within the city limits. It has incredible terrain, rock out croppings, 100 year old stands of scrub oak and gorgeous pine trees. Per the Kettle Creek North proposal of 2 dwelling units per acre the developer would have to bulldoze and clear cut the majority of the property to meet the proposed density which would totally destroy the beauty of this parcel.

As a builder/developer I have had to deal w/ concerned neighbors numerous time during my career. I have always found that working w/ adjacent land owners and addressing their issues has always ended up a win/win and made for a better neighborhood/development that all concerned were proud of. If you have any questions please do not hesitate to call me. I'm more than happy to meet w/ you and assist any way I can.

Thank you,

Charlie & Nancy Shea
11520 Howells Rd.
719-499-6531

Van Nimwegen, Hannah

From: Schueler, Carl
Sent: Monday, August 5, 2019 2:05 PM
To: Herington, Meggan; Van Nimwegen, Hannah
Subject: FW: Kettle Creek North
Attachments: Prairie Necklace 2-2019.pdf; Kettle Creek North.pdf

-----Original Message-----

From: Judy von Ahlefeldt [mailto:blackforestnews@earthlink.net]
Sent: Monday, August 05, 2019 12:14 PM
To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Cc: Herington, Meggan <Meggan.Herington@coloradosprings.gov>; Haley, Britt I <Britt.Haley@coloradosprings.gov>; Haley, Britt I <Britt.Haley@coloradosprings.gov>; Carleo, Katie <Katie.Carleo@coloradosprings.gov>; Schueler, Carl <Carl.Schueler@coloradosprings.gov>; me <blackforestnews@earthlink.net>
Subject: Kettle Creek North

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August 5, 2019

Dear Hannah,

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It is my understanding, based on the information I have seen, that the parcels adjacent to Howells Road would be approximately half acre lots and another parcel north of the main branch of Kettle Creek (but not along Howells Road) between a small tributary and the main stem of Kettle Creek, would also be approximately 0.5 ac tracts. Presumably these would be accessed somehow from the west or north, but that is not clear to me.

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Most of the included open space area north of Powers Boulevard is steep sided, deeply incised Kettle Creek Canyon which is not buildable. My understanding of PUD is that it is a negotiated agreement between a developer and Government which provides a way to include more open space than traditional land use rules.

I do not think the plan, as proposed, sufficiently buffers either the adjacent landowners to the north and east, or the forest ecotone (prairie-shrubland) on the north and south sides of Kettle Creek Canon.

The adjacent Google Earth photo (from 2017) shows the riparian (streamside) connection to the west from Black Forest in the Kettle Creek Valley. It also shows the complex of surrounding grasslands/shrublands, which the proposed plan does not accommodate.

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I would recommend that necessary time be allowed to include a Ring-the-Springs/Greater Black Forest Integrated Open Space consideration of how to create a comprehensive patch and linkage system for the full landscape around the west and south sides of Black Forest and extending from there to the north and east so that the native ecosystem-riparian corridors-trails-parks-open space system can be as robust as possible and connect to other open space, parks and trails facilities..

Despite the advent of PlanCOS earlier this year, and the imminence of a different El Paso County Master Plan on the horizon, the same fragmented, disconnected land use approvals seem to be going forward in a business-as-usual framework. I would respectfully suggest that this a good time to implement some larger scale new ideas.

I would appeal for a quest to find best ways to preserve this landscape and while serving the human needs of development.

Regards,

Judy von Ahlefeldt

337-5918

cc: Katie Carleo
Meggan Herington
Brit Haley
Carl Schueler

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

Van Nimwegen, Hannah

From: lcwelsch <lcwelsch@yahoo.com>
Sent: Monday, August 5, 2019 12:06 PM
To: Van Nimwegen, Hannah
Subject: Property boundaries

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Hello Hannah,

Thank you once again for all the questions that you have been answering for myself and the neighbors. Everyone I've talked to has been very appreciative.

We had a neighborhood meeting last night, and everyone was in agreement about endorsing a low density development just like North Fork is now along Howells; and agreeing on no access to Howells Road.

One thing people were confused about was where the designated park boundaries are, and where the building lots would start.

Is there any way stakes could be put in to mark the property boundary, the edge, between what will be the park/open space and where the lots will begin?

Thank you,
Louellen Welsch

Van Nimwegen, Hannah

From: Ken Moore <kenmoore53@yahoo.com>
Sent: Monday, August 5, 2019 11:56 AM
To: Van Nimwegen, Hannah
Subject: Re: Project Kettle Creek North

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Good morning to you as well, Hannah! Hope your week has begun well.

Thanks for your prompt response and your conscientious work. We will look forward to keeping track of the progress and considerations.

Thanks again!
Ken Moore

Sent from my iPhone

On Aug 5, 2019, at 10:20 AM, Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov> wrote:

Good morning Ken,

Thank you for your email detailing your concerns regarding the proposed development. They have been made a part of the public record as well as shared with the applicant for a response. I will communicate with the applicant to see what the construction traffic may look like and if it can be dispersed.

There has been a lot of interest in the proposed development and I have scheduled a neighborhood meeting for September 4th, 6:00 p.m. through 8:00 p.m., at Fire Station 19:
2490 Research Parkway
Colorado Springs, CO 80920

Another round of green postcards will be mailed later this week formally notifying of the meeting. I am encouraging those who are interested to attend this meeting.

I have also added your email address to my informal email distribution list for updates on this project, too. We are currently in the early stages of review and first review comments will be published on August 13, 2019. I will send those comments to the larger group over email. Ultimately, the subject property will need to be rezoned and will require a hearing with the City Planning Commission and the City Council. When those dates are set, more postcards will be mailed and I will notify the email distribution, too.

Thank you,

<image002.png>

Hannah E. Van Nimwegen, AICP
Senior Planner | North Team

(719) 385-5365
Hannah.VanNimwegen@coloradosprings.gov

From: Ken Moore <kenmoore53@yahoo.com>
Sent: Friday, August 2, 2019 3:16 PM
To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Subject: Project Kettle Creek North

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Ms. VanNimwegen,

We are writing with concern about potential construction traffic patterns for the Kettle Creek North project. It appears as though the construction traffic will go directly through the North Fork neighborhood. This would likely include Thunder Mountain Avenue, which serves a residential area and is also the direct entrance to Pine Creek High School. Also of concern is that the new elementary school on the same street will likely be under construction simultaneously. Please consider routing construction traffic on Howells Road or another route that will address both the safety and congestion issues through the North Fork community and school zones. Thunder Mountain Avenue and adjoining streets are already experiencing significant traffic and congestion.

Thank you for your kind consideration. If you should wish to communicate further, please contact us anytime.

Ken and Sandy Moore
10887 Hidden Brook Circle
907-888-9450
kenmoore53@yahoo.com

Van Nimwegen, Hannah

From: Terry Stokka <tastokka@gmail.com>
Sent: Monday, August 5, 2019 9:27 AM
To: Van Nimwegen, Hannah
Cc: lcwelsch@yahoo.com
Subject: Inputs for Kettle Creek North

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Hannah,

I am chairman of the Black Forest Land Use Committee and have been reviewing the rezoning proposal for Kettle Creek North (CPC PUZ 19-00090 and CPC PUP 19-00091.) The proposal borders the Black Forest Preservation Plan area.

The Land Use Committee would like to make the following comments:

1. We appreciate and applaud the willingness of the developer to plan 1-acre lots along Howells Road.
2. We applaud the 100-foot building setback along Howells Road.
3. We agree it is not good to have an access to Howells Road from Kettle Creek North.

We have one request that the developer also have 1-acre lots along the north boundary of parcel B to give more of a buffer for the 35-acre parcel to the north.

Thank you for allowing us to have input into this project. The residents along Howells Road have been very appreciative that the developer of North Fork was willing to have larger lots and a good setback from Howells Road.

Terry Stokka, Chairman, Black Forest Land Use Committee

Van Nimwegen, Hannah

From: Angela Jorde <angiejorde@yahoo.com>
Sent: Sunday, August 4, 2019 9:22 PM
To: Van Nimwegen, Hannah
Subject: New subdivision in Kettle Creek

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To Whom This May Concern,

I am a homeowner in the North Fork neighborhood. I would like to express my concerns regarding traffic for the proposed subdivision north of our neighborhood. God forbid, there ever be a need for a mass evacuation with one entrance and exit. There is also going to be extreme congestion when the proposed elementary school is built (fall 2010). The drop off and pick up is going to be a major issue. This new development would add 400 more homes-800 additional cars (2 cars per household) traveling on Thunder Mountain with one way in and out. With a proposed 400 more homes there needs to be additional roads to this neighborhood to help the ingress and egress.

Thanks,

Angie Muri

Sent from my iPhone

Van Nimwegen, Hannah

From: Linette Bridges <linettebridges@gmail.com>
Sent: Sunday, August 4, 2019 9:21 PM
To: Van Nimwegen, Hannah; Strand, Tom; dgeislinger@springs.gov
Subject: Kettle Creek North

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We would like to voice our concerns over the proposed Kettle Creek North subdivision. We are very concerned about the rezoning for this project from Agriculture to Planned Unit Development, the traffic to the North Fork neighborhood and to the continued loss of open space and all the negatives that come with it. Could you imagine if some sort of natural disaster would occur in this area? There is pretty much one way in and out of North Fork. It is very disappointing that this was ever passed when this area was developed. Please do not allow this mistake to continue with several hundred more homes added to this area.

Sincerely,
Kim & Linette Bridges
North Fork at Hidden Brook Residents

Van Nimwegen, Hannah

From: Aubrey Carlson <aub1040@gmail.com>
Sent: Sunday, August 4, 2019 8:40 PM
To: Van Nimwegen, Hannah
Subject: North Fork- Kettle Creek North

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Dear Hannah,

My husband and I are very concerned about the plans for this new subdivision as well as our current subdivision. Right now, without North Fork even being finished, there are not enough roads in and out of the neighborhood. With the townhomes being built, as well as the remaining homes projected in the neighborhood, we need another in/out to Powers.

We live on Daydreamer Dr., which is used as a thoroughfare to get to Thunder Mountain to leave the neighborhood. It is already too busy with construction traffic and it will only increase if all construction and civilian traffic for Kettle Creek North is going to go through North Fork. We have small children and I am already terrified to play with them out front due to the way construction workers and trucks tear through the neighborhood.

Kettle Creek North needs to have their own access in/out of their neighborhood separate from North Fork and there needs to be an in/out to Powers between North Fork and Kettle Creek North that can be used by both neighborhoods.

With the elementary school slated to start construction soon, the nightmare of traffic on Thunder Mountain from Pine Creek High school will only increase 3 fold as more parents will drive/drop their elementary student than their highschooler.

The way Wolf Ranch is setup is wonderful. One large road leading out with several small arteries that provide for traffic out of various sections of the neighborhood. Something like this is still possible to construct between our 2 neighborhoods.

We are not the only concerned neighbor, and the traffic/road situation is a common topic on our neighborhood Facebook page. The traffic needs to be addressed before more building occurs and before the elementary school is built to prevent impassible conditions for those trying to depart for work at the same time both schools swamp the street with cars/kids. I truly believe that someone is going to be seriously injured due to our traffic issues, and it will be one of those sweet elementary school children.

Thank you for taking our comments on this matter.

Sincerely,
Aubrey and Neil Carlson
3218 Daydreamer Dr.
3033240777

Van Nimwegen, Hannah

From: Dot Williams <dot11555@gmail.com>
Sent: Sunday, August 4, 2019 7:52 PM
To: Van Nimwegen, Hannah; Wysocki, Peter
Cc: Peggy Aguda; Conleth & Helen Kennedy; Charlie Shea; Linda McNabb; Stacey Mieras; Dave & Colleen Reed; Janna Rombocos; Don & Lisa Rhodes; CenturyLink Customer; Sonja Viljoen; Demetri Rombocos; Duncan McNabb; Nancy Shea; Wendi Lord; Earl Goecker; Jim Bonner; Willie Viljoen; Mike & Lorrie Jacobson; Ted Thurber; Phyllis Thurber
Subject: Kettle Creek North

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The sign went up on the property on Wednesday, July 31. The date for responses needs to be changed, as the number of days between July 31 and Aug 5 is NOT ten business days - I think that is the proper minimum required.

Whenever the developer and the city set a meeting for neighborhood input, all of the people on the cc list above should be included, and there will be others who will also ask to be included.

There is a great deal of interest and concern about this project, and that it is not following the precedent set by North Fork.

Before then, please come out and walk the property - several of us have said they would walk it with you - and see why this piece of land deserves to be treated differently.

Dot Williams
11555 Howells Road
Colorado Springs, CO 80908

Van Nimwegen, Hannah

From: ingenearl@gmail.com
Sent: Saturday, August 3, 2019 9:25 AM
To: Van Nimwegen, Hannah
Subject: Kettle creek north

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I live on Mountain View Drive and walk this beautiful valley when ever I can. You need to come out and see this area before destroying it's natural beauty. Also this is a lava flow. Call Earl at 6513129

Sent from my iPhone

Van Nimwegen, Hannah

From: Ken Moore <kenmoore53@yahoo.com>
Sent: Friday, August 2, 2019 3:16 PM
To: Van Nimwegen, Hannah
Subject: Project Kettle Creek North

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Ms. VanNimwegen,

We are writing with concern about potential construction traffic patterns for the Kettle Creek North project. It appears as though the construction traffic will go directly through the North Fork neighborhood. This would likely include Thunder Mountain Avenue, which serves a residential area and is also the direct entrance to Pine Creek High School. Also of concern is that the new elementary school on the same street will likely be under construction simultaneously. Please consider routing construction traffic on Howells Road or another route that will address both the safety and congestion issues through the North Fork community and school zones. Thunder Mountain Avenue and adjoining streets are already experiencing significant traffic and congestion.

Thank you for your kind consideration. If you should wish to communicate further, please contact us anytime.

Ken and Sandy Moore
10887 Hidden Brook Circle
907-888-9450
kenmoore53@yahoo.com

Van Nimwegen, Hannah

From: Stacey Mieras <mierasfamily@yahoo.com>
Sent: Friday, August 2, 2019 2:54 PM
To: Van Nimwegen, Hannah
Subject: Kettle Creek North Development, Parcel B

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Dear Hannah,

We are writing in regards to the proposed Kettle Creek North Development, Parcel B. We live on Mountain View Road, right off of Howells Road. Our neighbor Charlie Shea wrote to you with his concerns, and we feel the very same way. If we may quote Charlie's letter:

"Our main concern is the proposed 2 dwelling units per acre vs what the city approved at the development to the south; North Fork. It appears as if a development design guideline was established and approved by the city when La Plata developed North Fork. The lot sizes designed by La Plata's land planner were a great transition from city to county. It brings to light the importance of maintaining a development standard that harmonizes a city subdivision adjacent to rural county acreage. The minimum lot size on the east side of Howells Rd. is 5 acres. Our property to the north of parcel B is 35 acres. Approving Kettle Creek North with 1/2 acre lots adjacent to these properties would not be in keeping with the precedent established at North Fork. The average parcel in North Fork that abuts Howells Rd. (including the retention pond) is 2.6255 acres.

One more point of concern is the geographical beauty of this 29.5 acres; Parcel B. I am not sure if you, or any of the other city planners, have visited this particular site, but if not you should. This is a magnificent parcel of ground within the city limits. It has incredible terrain, rock out croppings, 100 year old stands of scrub oak and gorgeous pine trees. Per the Kettle Creek North proposal of 2 dwelling units per acre the developer would have to bulldoze and clear cut the majority of the property to meet the proposed density which would totally destroy the beauty of this parcel."

We urge you to consider maintaining the standard set by La Plata when developing North Fork, and please visit this site to see just how beautiful it is. It would be disheartening to have to clear cut and bulldoze this land for the proposed 2 houses per acre.

Thank you for your consideration,

Chris and Stacey Mieras
3970 Mountain View Dr.

Van Nimwegen, Hannah

From: Mary Jo Giesman <mjgies@yahoo.com>
Sent: Friday, August 2, 2019 1:24 PM
To: Van Nimwegen, Hannah
Subject: Kettle Creek

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Hannah

It is my understanding there is a proposed subdivision, Kettle Creek North that will be adjacent to North Fork at Briargate.

I recently moved to North Fork and we are experiencing significant growth in this neighborhood. There is constant heavy equipment and construction traffic. We already have significant resident traffic with Pine Creek high school and the future proposed elementary school. I believe North Fork is proposed to double the number of housing units that are currently in existence.

It is concerning that the additional resident and construction traffic for Kettle Creek will be using the streets of North Fork instead of Howells Road.

I appreciate your consideration.

Mary Jo Giesman
2986 Golden Meadow Way
Colorado Springs, Colorado 80908

317-927-5226

Mary Jo Giesman

317-927-5226

Van Nimwegen, Hannah

From: crs crshea.com <crs@crshea.com>
Sent: Tuesday, July 30, 2019 4:24 PM
To: Van Nimwegen, Hannah
Cc: Wysocki, Peter
Subject: Kettle Creek North Subdivision Proposal

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Hannah,

I am writing in reference to the Kettle Creek North development; particularly Parcel B (29.5 acres) adjacent to Howells Rd. and just south of our property to the north. Our main concern is the proposed 2 dwelling units per acre vs what the city approved at the development to the south; North Fork. It appears as if a development design guideline was established and approved by the city when La Plata developed North Fork. The lot sizes designed by La Plata's land planner were a great transition from city to county. It brings to light the importance of maintaining a development standard that harmonizes a city subdivision adjacent to rural county acreage. The minimum lot size on the east side of Howells Rd. is 5 acres. Our property to the north of parcel B is 35 acres. Approving Kettle Creek North with 1/2 acre lots adjacent to these properties would not be in keeping with the precedent established at North Fork. The average parcel in North Fork that abuts Howells Rd. (including the retention pond) is 2.6255 acres.

One more point of concern is the geographical beauty of this 29.5 acres; Parcel B. I am not sure if you, or any of the other city planners, have visited this particular site, but if not you should. This is a magnificent parcel of ground within the city limits. It has incredible terrain, rock out croppings, 100 year old stands of scrub oak and gorgeous pine trees. Per the Kettle Creek North proposal of 2 dwelling units per acre the developer would have to bulldoze and clear cut the majority of the property to meet the proposed density which would totally destroy the beauty of this parcel.

As a builder/developer I have had to deal w/ concerned neighbors numerous time during my career. I have always found that working w/ adjacent land owners and addressing their issues has always ended up a win/win and made for a better neighborhood/development that all concerned were proud of. If you have any questions please do not hesitate to call me. I'm more than happy to meet w/ you and assist any way I can.

Thank you,

Charlie & Nancy Shea
11520 Howells Rd.
719-499-6531

Van Nimwegen, Hannah

From: Wendi Lord <wendilord@gmail.com>
Sent: Monday, July 29, 2019 4:34 PM
To: Van Nimwegen, Hannah
Cc: Herington, Meggan; Wysocki, Peter
Subject: Kettle Creek North

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We are county residents who reside on Howells Rd, which is just east of the proposed new Kettle Creek North subdivision (north of the North Fork development). And we would like to express our discontent with the proposal we received in the mail regarding that development.

Any city property that runs adjacent to the county, we believe, should have the same guidelines as those used in the North Fork subdivision (the Filing 2 plat was recorded 6/24/2014, CPU PUD 14-00025). The proposed number of homes per acre as well as the setback are an unacceptable transition.

Please consider this our request to use the transition plan as was used for the North Fork subdivision, as we believe this set the proper precedent for city/county transitions.

Thank you for sending the notice and allowing us to express our deepest concerns about this development.

Michael & Wendi Lord
11035 Howells Rd. 80908

Van Nimwegen, Hannah

From: Demetri Rombocos <dtrombocos@yahoo.com>
Sent: Sunday, July 28, 2019 9:48 AM
To: Van Nimwegen, Hannah
Subject: Development Proposal - Kettle Creek North

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July 28, 2019

Hannah Van Nimwegen
The Planning & Community Development Department
Land Use Review Division
hannah.vannimwegen@coloradosprings.gov
719-385-5365

RE: Development Plan - Kettle Creek North

As a resident of Howells road, I strongly object to the proposed Kettle Creek North Parcel B "...density of 2 dwelling units per acre with a 100-foot setback from Howells Road."

This is a preposterous density considering that all El Paso County properties immediately adjacent to Parcel B are long-established, 5 acre plus estate properties with many of them being 10 plus acres.

As you know, all the recently developed lots near Howells Road at North Fork (at the south end of Howells road near Old Ranch Road) were required to be 2.5 acres or more. In truth, although it was represented at the time by The Planning & Community Development Department in neighborhood meetings and provided development documentation that these lots would be required to be 2.5 acres, many of them are 1.8 acres per dwelling. From what I understand, some "funny business" math is used such that a prescription for 2.5 acres lots did not actually require 2.5 acre lots. Too bad that citizens cannot take local government at their word.

As was prescribed for the North Fork development, I am respectfully requesting that The Planning & Community Development Department this time require "true" 2.5 acre lots throughout Parcel B adjacent to Howells Road and all residential county properties.

Further, there should be at least a 150 foot mandatory setback from Howells Road and all residential county properties to any newly constructed dwellings or permitted structures.

Finally, access to these newly proposed lots should not be allowed from Howells road for construction or any other purpose.

Thank you for your kind consideration.

Sincerely,

Demetri Rombocos
11685 Howells Road

Colorado Springs, Colorado 80908
mobile phone: 719-491-7949
email: dtrombocos@yahoo.com

Van Nimwegen, Hannah

From: Louellen Welsch <lcwelsch@yahoo.com>
Sent: Friday, July 26, 2019 5:06 PM
To: Van Nimwegen, Hannah
Cc: Herington, Meggan; Wysocki, Peter
Subject: Re: Kettle Creek North, Please confirm you received this email.

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Hello Hannah,

Again, thanks for your response, and your work on this project; much appreciated.

Regarding this initial Kettle Creek North proposal, my concerns are:

1) Density.

Every resident of this neighborhood wants the neighborhood to retain its rural appeal and life style. This can only be done through very low density housing per acre on any land/lots adjacent to Howells Road and county zoned land.

The current North Fork development transitions very well into our older, established, 5 acre plus, neighborhood of western Black Forest.

Which is why I think any new development along Howells, and its adjacent county zoned property, should mirror the current North Fork development.

I am pretty sure the current North Fork lots adjacent to Howells and those turning west adjacent to the future elementary school site, according to their approved development proposal, were supposed to average 2.5 acres or somewhere there about - you could check with Meggan, she worked on that project. I have copied her on this letter.

The estate lots at North Fork, as those larger lots that border Howells Road were called, sold well and very quickly. The same or better would occur in any new housing development planned with those larger acreage lots.

Developers would not lose any money creating larger lots along Howells and the adjacent county properties, and then having higher density in other parts of the development. Larger "estate" lots, bordering and tucked into more secluded areas, yet in the city, sell very well. And they would also be a great transition and preserve the rural nature of the current neighborhood.

The North Fork estate lot arrangement, with its north to south, and then east to west larger lots (it is kind of an upside down, inverted L shape) creates a natural, simple, and efficient transition zone into the 5 acre lots of Black Forest. It has been a win win for both the developers and the existing neighborhood.

Any new development bordering Howells and county property, that is similar to that of the current North Fork, would receive enthusiastic endorsement from our neighborhood,

2) Set-backs

Building set-backs for houses, or other large structures should be farther than 100 feet from Howells Road. Again, set-backs mirroring how houses in North Fork are now, would work well.

Setbacks greater than 100 feet would also ensure that existing homes along Howells, would not lose their good views of Pikes Peak and the mountains, something which is treasured by all residents of Colorado Springs area.

Again, any new development like that of North Fork where it borders Howells, would receive enthusiastic endorsement from our neighborhood, as many residents have already stated thus to me.

Question:

The current proposal/application states several times, that no access to Howells will be allowed. Myself and all the neighbors have fought to keep Howells as no access from the developments. Is that a settled issues then, or is that subject to change?

Best regards,
Louellen Welsch

On Jul 25, 2019, at 5:00 PM, Van Nimwegen, Hannah
<Hannah.VanNimwegen@coloradosprings.gov> wrote:

Hello Louellen,

Thank you for reaching out to me with your questions. I believe there is an error with our phone system as I haven't received your voicemails (I reached out to IT just a bit ago to get this issue figured out), but I appreciate you reaching out over email.

At this very early stage, my understanding is that the homes proposed to front Howells will be a minimum of one acre in size with a 100' building setback from the property line. However, the master plan and concept plan under review illustrate a larger area with a maximum of 1.99 dwelling units per acre. So both sets of information are correct and with the upcoming review intend to make that explicit on the plan. The properties behind the ones which front Howells will still have that maximum density of two units an acre.

Yes, another neighbor popped into our office yesterday and mentioned that there is not a sign facing Howells road. I had initially instructed the applicant to place a sign there and reached back out to them yesterday to get a sign put up as instructed. It sounds like that hasn't happened yet, and I apologize for that. I will reach out to the applicant again and if it's not posted by the weekend, I will adjust the posting dates and post the sign myself Monday.

On the Briargate Master Plan, which is the larger plan referenced in the project statement, this property has two residential densities designated. The portion of the property closest to Howells Road is designated R-VL (Residential Very Low) with a density range of 0 – 1.99 dwelling units per acre, and the rest of the property is designated R-LM (Residential Low-Medium) with a density range of 3.5 – 7.99 dwelling units per acre.

Please let me know if you have any follow up questions or concerns,

<image001.png>

Hannah E. Van Nimwegen, AICP
Senior Planner | North Team

(719) 385-5365
Hannah.VanNimwegen@coloradosprings.gov

From: Louellen Welsch <lcwelsch@yahoo.com>
Sent: Thursday, July 25, 2019 3:27 PM
To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Subject: Fwd: Kettle Creek North, Please confirm you received this email.

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Begin forwarded message:

From: Louellen Welsch <lcwelsch@yahoo.com>
Subject: Kettle Creek North, Please confirm you received this email.
Date: July 25, 2019 at 3:24:12 PM MDT
To: Hannah.VanNimwegen@coloradosprings.gov

Dear Ms. VanNimwegen,

I recently received a green flier from your department regarding the proposed development: Kettle Creek North.

It says to contact you regarding questions. I have left several voice mails for you.

Please contact me regarding the questions listed below, and more.

First of all there is a discrepancy between what was written on the green flier, and what is written on the proposal/development file on the city planning site.

On the green flier sent to us, it states under project description, "maximum density of 2 dwelling units per acre with a 100-foot setback from Howells Road."

However, in both of the documents signed and filed with city planning, under Initial Application; under Project Statement, on page 4 under Development Regulations, first paragraph, second sentence: "Lots backing to Howells Road will be a minimum of one acre in size."

Which information is correct? 1 house per acre, or double that, 2 houses per acre?

I have talked to several of the neighbors who received green fliers, and we are all confused by the conflicting information.

We need you to clarify it, and send out new green fliers with the correct info, as I would think that legally you have to send out the correct information, and the correlating correct information has to be written in the development application/information. It cannot be in anyway assumed that every neighbor involved will know which is the correct info.

There is no posted sign on the property regarding the proposed development/land use change.

Also, on that same page of the Project Statement, there is a color coded map and legend. Under the legend key, for RLM - what is the stated density? Is the print reading: 3 5-7 dwellings per acre; or reading 3.5-7 dwellings per acre for Residential Low Medium? So 3-7 dwellings per acre; 5-7 dwellings per acre; or 3.5-7 dwellings per acre; or something else?

I will be waiting for your quick response, and it is much needed, so that we have the correct information in order to respond as a neighborhood to the development proposal.

Sincerely,
Louellen

Van Nimwegen, Hannah

From: Janna Rombocos <jannarombocos@yahoo.com>
Sent: Friday, July 26, 2019 2:44 PM
To: Van Nimwegen, Hannah
Subject: Kettle Creek North development project

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Dear Hannah,

I am opposed to the proposed density of homes Kettle Creek North along Howells Road. I would like to request that the developers follow the previously established pattern of 2.5 acres for the lots that back up to Howells Road.

Thank you,

M. Janna Rombocos
11685 Howells Road
Colorado Springs, CO
80908

719-510-7390

Van Nimwegen, Hannah

From: Dot Williams <dot11555@gmail.com>
Sent: Friday, July 26, 2019 12:20 PM
To: Van Nimwegen, Hannah
Subject: Kettle Creek North

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Dear Hannah,

Thank you for talking with me on Wednesday, when I came in to look at the plans for Kettle Creek North.

I am a homeowner across Howells Road from the proposed development. I have been in my home for 48 years, and have seen a lot of changes!

We in Black Forest want to keep our rural character intact, and development adjacent to us is of utmost importance. The land currently up for development is a beautiful tract - trees, hills, and with the creek running through it. The density of proposed housing is major - AND it should be settled for all borders of Black Forest - not just this initial development.

North Fork, to the south of this property, agreed to a buffer of parcels of 2.5 acres before the cheek-by-jowl housing of the main subdivision. Since that measurement is an aggregate, and includes streets, parks, cul de sacs, and the property line is half way into Howells, those lots are probably close to 2.5 acres on the average, although the homeowners only ended up with about 1.8 acres of land to call their own. Those homes, with the exception of one outbuilding, are all well over 100 feet - closer to 200+ feet from the fence line, which makes them about 250 feet from the middle of Howells. Some are more than that, and the placement of the homes is staggered. This makes an adequate buffer.

Kettle Creek North does not.

On the plans the lot size of the buffer lots is unclear, but regardless, they should be 2.5 acres each, (and I realize that average will include the streets and half of Howells road - so the new homeowner will have less than that amount of land to own) to mimic the buffer of what is already in existence (i.e. North Fork). And, Black Forest includes the owned property to the direct north of Kettle Creek North's northern boundary, so that setback from their fence line (property line) should also be 250 feet.

One house per acre (or is it 2? the plans seem to contradict) is NOT a decent buffer from Black Forest, which requires 5 acres per lot minimum. The homes on the larger buffer lots in North Fork backing on to Howells Road, were prime choices, and sold quickly at a premium price. Larger lots, greater setbacks, and the luxury homes I expect Venezia will build will also bring a fast market and premium prices, as people are willing to pay for space and trees and views.

Thank you.

Dorothy Williams
11555 Howells Road
Colorado Springs, CO 80908

Van Nimwegen, Hannah

From: Louellen Welsch <lcwelsch@yahoo.com>
Sent: Thursday, July 25, 2019 6:07 PM
To: Van Nimwegen, Hannah
Subject: Re: Kettle Creek North, Please confirm you received this email.

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Hello Hannah,

Thank you so much for your response. I really appreciate it. It is discouraging to get no answers.

From years of past experience in dealing with development near or along Howells Road, two things have been of the greatest importance to myself and the neighbors. (I have helped to head up various neighborhood responses to development in this area for the last 20 plus years: building of Pine Creek High School; moving and realignment of Old Ranch Road, and the Powers and Old Ranch intersection; Briargate and LaPlata development...) Not at all saying that to brag, but just so you know my involvement and experience.

Anyway - the two most important issues to myself and my neighbors has consistently been density and access to Howells.

The online application states clearly, no access to Howells. So that issue seems settled. But I do want to double check - is it? Or is there some chance the proposal/developer/city will ask for access?

The density issue however is unclear, and yet of vital importance. How can people /we as a neighborhood respond to this proposed development plan if the density is ambivalent? Is it 1 house per acre or 2 house per acre that they are asking for along Howells? There is a double difference. People need to know what they are considering.

I know from recently talking to the neighbors, that most of them want development along Howells to mirror what is already there along the south end of Howells with the North Fork development. That development and its density and setbacks along Howells, transitions well into Howells Road and the 5 plus acre lots of the Black Forest area. And it has been acceptable, and been supported by residents of this area.

Most neighbors that I have talked to want any future development along Howells to mirror what is already along the southern/North Fork end of Howells. Again, that has been acceptable to them.

How do these developments compare?

And if different, why should it be acceptable for this development to be any different?

When you say 100 foot setbacks from the property line, where does the property line start? In the middle of Howells Road? At the eastern most edge of the grass area of a property (like where the NorthFork development fence is now?)

And regarding the Briargate Master Plan, what residents of this area of Black Forest agreed to/accepted in many years past, was that any future development along Howells Road would be of low density to create a gradual and natural transition into the Black Forest area.

Years ago, when it was first submitted/proposed, any accepted and any expected development that was to touch the Black Forest area was supposed to also be houses on large acreage - not 2 houses per acre. The developers said that many times at the meetings. I, and many other old timers who attended those early meetings can confirm that to you if you like.

Thank you so much,
Louellen Welsch

On Jul 25, 2019, at 5:00 PM, Van Nimwegen, Hannah
<Hannah.VanNimwegen@coloradosprings.gov> wrote:

Hello Louellen,

Thank you for reaching out to me with your questions. I believe there is an error with our phone system as I haven't received your voicemails (I reached out to IT just a bit ago to get this issue figured out), but I appreciate you reaching out over email.

At this very early stage, my understanding is that the homes proposed to front Howells will be a minimum of one acre in size with a 100' building setback from the property line. However, the master plan and concept plan under review illustrate a larger area with a maximum of 1.99 dwelling units per acre. So both sets of information are correct and with the upcoming review intend to make that explicit on the plan. The properties behind the ones which front Howells will still have that maximum density of two units an acre.

Yes, another neighbor popped into our office yesterday and mentioned that there is not a sign facing Howells road. I had initially instructed the applicant to place a sign there and reached back out to them yesterday to get a sign put up as instructed. It sounds like that hasn't happened yet, and I apologize for that. I will reach out to the applicant again and if it's not posted by the weekend, I will adjust the posting dates and post the sign myself Monday.

On the Briargate Master Plan, which is the larger plan referenced in the project statement, this property has two residential densities designated. The portion of the property closest to Howells Road is designated R-VL (Residential Very Low) with a density range of 0 – 1.99 dwelling units per acre, and the rest of the property is designated R-LM (Residential Low-Medium) with a density range of 3.5 – 7.99 dwelling units per acre.

Please let me know if you have any follow up questions or concerns,

<image001.png>

Hannah E. Van Nimwegen, AICP
Senior Planner | North Team

(719) 385-5365
Hannah.VanNimwegen@coloradosprings.gov

From: Louellen Welsch <lcwelsch@yahoo.com>
Sent: Thursday, July 25, 2019 3:27 PM
To: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Subject: Fwd: Kettle Creek North, Please confirm you received this email.

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!

Begin forwarded message:

From: Louellen Welsch <lcwelsch@yahoo.com>
Subject: Kettle Creek North, Please confirm you received this email.
Date: July 25, 2019 at 3:24:12 PM MDT
To: Hannah.VanNimwegen@coloradosprings.gov

Dear Ms. VanNimwegen,

I recently received a green flier from your department regarding the proposed development: Kettle Creek North.

It says to contact you regarding questions. I have left several voice mails for you.

Please contact me regarding the questions listed below, and more.

First of all there is a discrepancy between what was written on the green flier, and what is written on the proposal/development file on the city planning site.

On the green flier sent to us, it states under project description, "maximum density of 2 dwelling units per acre with a 100-foot setback from Howells Road."

However, in both of the documents signed and filed with city planning, under Initial Application; under Project Statement, on page 4 under Development Regulations, first paragraph, second sentence: "Lots backing to Howells Road will be a minimum of one acre in size."

Which information is correct? 1 house per acre, or double that, 2 houses per acre?

I have talked to several of the neighbors who received green fliers, and we are all confused by the conflicting information.

We need you to clarify it, and send out new green fliers with the correct info, as I would think that legally you have to send out the correct information, and the correlating correct information has to be written in the development

application/information. It cannot be in anyway assumed that every neighbor involved will know which is the correct info.

There is no posted sign on the property regarding the proposed development/land use change.

Also, on that same page of the Project Statement, there is a color coded map and legend. Under the legend key, for RLM - what is the stated density? Is the print reading: 3 5-7 dwellings per acre; or reading 3.5-7 dwellings per acre for Residential Low Medium? So 3-7 dwellings per acre; 5-7 dwellings per acre; or 3.5-7 dwellings per acre; or something else?

I will be waiting for your quick response, and it is much needed, so that we have the correct information in order to respond as a neighborhood to the development proposal.

Sincerely,
Louellen

Van Nimwegen, Hannah

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Sincerely,
Louellen

Van Nimwegen, Hannah

From: Webb, Cody on behalf of PlanningDev
Sent: Tuesday, July 23, 2019 10:06 AM
To: Van Nimwegen, Hannah
Subject: FW: Kettle Creek North - Concept Plan Feedback

Comments for you 😊

From: Gordon, Derek <Derek.Gordon@coloradosprings.gov>
Sent: Tuesday, July 23, 2019 9:50 AM
To: PlanningDev <PlanningDev@coloradosprings.gov>
Subject: Kettle Creek North - Concept Plan Feedback

I am aware that this is the time for public comment on the Kettle Creek North Concept Plan

According to the project notes

1. Each lot will have a (2) car garage. My feedback is that in order to keep with the density of surrounding neighborhoods there should be a minimum two car garage and three car garages should be available in this neighborhood too. Limiting these lots to two car garages negatively impacts home value.
2. No access to Howells Road. I disagree with the traffic study that states Thunder Mountain and Red Cavern can handle the traffic from both the North Fork neighborhood and the newly proposed Kettle Creek North neighborhood. Additionally the future proposed elementary school traffic has not yet been experienced, but with the current North Fork neighborhood and the traffic from Pine Creek high school already provides significant traffic congestion. Additionally the traffic speeds make this area dangerous, so to add more traffic to these roads is an additional safety concern.

I propose additional access to both the North Fork neighborhood and the proposed Kettle Creek North neighborhood from Howell Road to the east.

Thank you
Derek Gordon

Derek Gordon, MBA, BRMP
Business Relationship Manager
Information Technology
Office (719) 385-5424
derek.gordon@coloradosprings.gov



Van Nimwegen, Hannah

From: JUDITH ZIMMERMAN <nrgize911@comcast.net>
Sent: Tuesday, July 23, 2019 9:17 AM
To: Van Nimwegen, Hannah
Subject: Kettle Creek North proposal CPC PUP 19-00091

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!

Dear Hannah.

I am a resident of the North Fork at Briargate subdivision. At a recent HOA meeting some residents asked if there were plans to open another access point for the subdivision to Howell or Powers Blvd. The HOA President, Mike Reuderson, explained that there wasn't because Powers is a state road and Howell a county road. He also mentioned that the traffic studies said the two roads, Thunder Mountain and Red Cavern, could handle the traffic from the approximately 1000 homeowners (single family and townhomes).

In my life before this home, I served on a school board for 14 years. I know what happens when you add homes, school busses, activities, a public park and emergency vehicles to two residential streets. It's not pretty. People get upset. Accidents happen. But if the traffic study said all is well, I thought "we'll see." Of course that was before I got the notice of the Kettle Creek North subdivision.

Looking at the plans, it doesn't appear that these 300+ homes will have access to Howells Road or Powers either. I can understand Powers since it is really a small expressway. But I don't understand why there is no provision for Howell Road to be added as an access point for this new subdivision. The eastern section of the plan, 29 acres, is directly on Howell Road. Why isn't there an opening there? Why is all of this new traffic being directed to Red Cavern and Thunder Mountain? There is going to be a school and a public park at Daydreamer and Thunder Mountain. It makes no sense to add yet more traffic at that location when there is another street to the east. Surely the City can make arrangements with the County to open and improve Howell Road so it can carry some of this traffic to Old Ranch Road.

I would appreciate a response with more information. Perhaps I'm reading the plans wrong. I would also like to know if you have visited the area to see how the traffic is now flowing on Thunder Mtn with Pine Creek High School. Residents are already seeing issues there because of the way that is configured. I see the need in the future for a realignment of the lanes and also a stop light...but that's just me.

Thank you.

Judi Zimmerman

3346 Golden Meadow Way

CoS 80908