

Response to Jamon Bowen (via email):

The following response addresses Mr. Bowen's concerns in an email sent to Ms. Katie Carleo on Wednesday, December 14th, 2016. La Plata Communities has requested an amendment to the Briargate Master Plan change the density from Very Low to Low which would result in a density increase of .76 dwelling units per acre or 10 lots to a total of 36 lots. The site at the intersection of Old Ranch Road and Cordera Crest Avenue is surrounded on two sides by open space, trails and a transitional landscape buffer.

The Briargate Master Plan was created in 1978 and covers over 7,500 Acres in the northern portion of the City. Since the scope of the master plan is large, many years ago the 13.11 acre site was placed in a density range of residential very low. To date the size of product that would fit in "residential very low" has not been used in Cordera and the larger size of homes and lots that would fit this density would be a deviation to the design character established in Cordera. The proposed development in this site has a design which is consistent with the layout of Cordera. Every street in this filing is a cul-de-sac, where other filings in Cordera include cul-de-sac roadways off of spine roads. La Plata's goal in asking for an increase to the density is to make the home and lot sizes consistent with the current size homes offered in the adjacent filings within Cordera.

The following addresses Mr. Bowen's concerns about overcrowding in Cordera's parks and community center. The 16-acre site for a park in Filing 3 is scheduled to start construction in mid to late 2017 which will provide additional recreational opportunities to the Cordera residents through the use of trails, playgrounds and seating areas. The construction of this park will commence with the development of Cordera Filing 3H as various infrastructure is required to be in place before construction can start. The park is currently approved at 4 acres per the city. However, La Plata is looking at possibly expanding this park beyond the 4 acres to encompass a majority of the 16 acres of the current site.

In addition, a future park is planned for the future filing directly north of Filing 2 and the gas line easement. This area however has not been constructed yet and is not a part of Filing 3. La Plata is working with our industry partners at Wolf Ranch to provide water services for this area. The future filings will come on line with the construction of this future park when the water services are constructed.

Furthermore, the concern about the community center and pool size has been recognized. However it should be noted that these concerns are a private matter that the City of Colorado Springs does not oversee. The community center and pool size was designed to accommodate the number of homes planned in Cordera at build-out which currently is estimated at 1750 lots. Because of recent concerns that have been voiced by several residents, La Plata is planning on meeting with the community center staff and various professionals to identify if any size, use and operation issues exist that would warrant expansion of the current community center and pool. This conversation will be commencing in January 2017 and updates will be provided at the Cordera Community Association Board of Directors meetings.

Response to CONO:

We acknowledge the email forwarded on by CONO to various associations in the area, which may or may not be affected by or adjacent to this development. La Plata works very closely with the Cordera Community Association to share information regarding development in Cordera. The Cordera Community Association wishes not to comment on this development through the City process. The association routes homeowner inquiries directly to the developer for proper response and direct communication. In addition, HOA #39, The Briargate Approving Authority is also included in the City's distribution list to ensure communication is distributed properly. The Briargate Approving Authority does not have any objections to the applications.