

Item 6.B. - 6.F. USAFA Annexation

Packet Handled out to Commissioners
at meeting 1.17.19

CPC A 18-00124
CPC A 18-00125
CPC MP 18-00138

CPC PUZ 18-00137
CPC PUP 18-00177

Carleo, Katie

From: Micaela Cuneo <mcuneo394@gmail.com>
Sent: Thursday, January 10, 2019 5:35 PM
To: Carleo, Katie
Subject: USAFA Development Proposal

Categories: REMINDER/ Follow-up

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

Ms. Carleo,

I am a USAFA grad, and I heard through my ecology instructor about the proposal to develop approximately 183 acres of federal land that is currently part of USAFA. I am writing to you because I oppose this action and think the land should remain undeveloped. Not only would development negatively impact the ecosystem in that area, but it would ruin the natural beauty of that area. For the four years I was at USAFA, I loved driving back on base and seeing people running and biking on the trails together. Taking that away would be a detriment to the community as well.

I hope you'll reconsider this proposal.

Very Respectfully,
Micaela Cuneo

Carleo, Katie

From: Jillian Combs <jilliancombz@gmail.com>
Sent: Thursday, January 10, 2019 8:08 PM
To: Carleo, Katie
Subject: USAFA Annexation

Categories: REMINDER/ Follow-up

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

Ms. Carleo,

I am an United States Air Force Academy Graduate, and I know the annexation of the land from the campus will not have a positive outcome. I'm concerned about the negative ecological impacts, and how valuable recreational land will be taken from the community. The amount of healthy wildlife and trails will be devastated if this land is lost. Please do not let this land be taken.

Very Respectfully,
Jillian Combs

Carleo, Katie

From: Caitlin Valle <caitlin.valle.usaf@gmail.com>
Sent: Friday, January 11, 2019 6:33 AM
To: Carleo, Katie
Subject: Monument Creek area land transfer

Categories: REMINDER/ Follow-up

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

Ms Carleo,

I am an involved USAFA graduate from the class of 2012. I am appalled by the local government's disregard for nature preservation in the Monument Creek area. The blatant disregard for federal land and the biologically rich ecosystem it contains, to include the federal listed Preble's Meadow jumping mouse, is very concerning to me.

I think it is very important that the government work to protect this land, preserving the beautiful aesthetics of a national landmark by also protecting the drinking water and native organisms in the area. I urge you to fight the temptation to cave to short term monetary gain, and choose instead to protect the finite natural resources we have for future generations.

Respectfully,

Caitlin Valle

Carleo, Katie

From: Debbie Stavish <debstavish@msn.com>
Sent: Friday, January 11, 2019 10:29 AM
To: Carleo, Katie
Subject: No on land development

Categories: REMINDER/ Follow-up

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 Katie:

This land must not be developed due to the following:

The Air Force Academy is planning to transfer 183 acres along monument creek (at North Gate) to The City of Colorado Springs for a large development. This 183 acres is in addition the Enhanced Use Lease permit (57 acres) already awarded to Blue and Silver Development Partners LLC. Not only would this transfer of land remove yet more federal land from public control, both of these development will likely have substantial negative ecological impacts. Seventy-five percent of the water from the Monument Creek watershed flows through USAFA. The increase in impermeable surfaces and the concomitant runoff has been identified as the greatest risk to Monument Creek. The proximity of this development to the creek will surely have a substantial negative impact on aquatic organisms (I have data for this) and the drinking water it carries. Additionally, the development envelopes overlap with the habitat of federally listed Preble's Meadow jumping mouse. The USAFA population of PMJM is thought to be one of the healthiest because (up to now) it has not been impacted by development. Finally, this area is one of the most aesthetically beautiful parts of the USAFA, and one could argue it should be preserved for that reason alone. This area is a biologically rich .

Additionally as city planner, you must realize that with our current population increasing at record growth, our open spaces cannot sustain the growth to development ratio. We must begin protecting (never again "swapping") our open spaces and those of biological importance. Not only for the current viability of our community, but also for its future inhabitants.

Thank You,

Deborah Stavish
2222 Patrician Way
CS CO 80909
7196332546

Carleo, Katie

From: Alexander Slater <AlexSlater96@outlook.com>
Sent: Friday, January 11, 2019 12:33 PM
To: Carleo, Katie
Subject: Air Force Academy land transfer

Categories: REMINDER/ Follow-up

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Good day Katie Carleo,

I hope everything is going well for you.

I am sending this email in regards to the Air Force land transfer of 183 acres along monument creek.

I respectfully oppose this and wish for it not to happen. Along with 5 others in my office.

Thank you for taking the time to read this. I hope you have a pleasant day.

Best regards & Best wishes,

Alexander Slater

Carleo, Katie

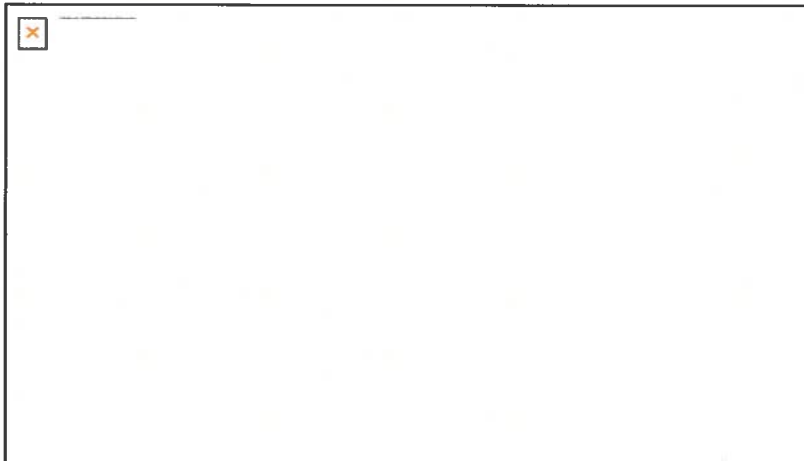
From: Cynthia McBride <cynthiahillismcbride@gmail.com>
Sent: Friday, January 11, 2019 12:48 PM
To: Carleo, Katie
Subject: Annexation of 183.13 Acres

Categories: REMINDER/ Follow-up

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My husband and I are against the annexation of this beautiful land for development. We don't need to destroy this beauty for ANY sort of development, for ANY reason.

Sincerely,
Cynthia McBride



Carleo, Katie

From: K Kuhn <kelliekuhn@gmail.com>
Sent: Friday, January 11, 2019 2:44 PM
To: Carleo, Katie
Cc: Dan Detzi
Subject: Information Request about True North - USAFA Annex
Categories: REMINDER/ Follow-up

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 afternoon Ms. Carleo,

I have searched the internet for information about the proposed USAFA Annex for the True North Project, but I could not find any about the project. Please, can you **send me a map** of where the annex will be located, **and the True North Master Plan and Concept Plan** so I can evaluate and comment on the project? Thank you in advance for your assistance. Have a good afternoon.

Respectfully,
Dr. Kellie Kuhn
Colorado Springs Resident

Carleo, Katie

From: Dillon Hari <dahari672@gmail.com>
Sent: Friday, January 11, 2019 3:17 PM
To: Carleo, Katie
Subject: USAFA Land Annexation 183.13 Acres

Categories: REMINDER/ Follow-up

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

Ms. Carleo,

I firmly believe the land at the North Gate of the Air Force Academy should not be transferred to the City of Colorado Springs for development. This is due to the negative environmental impact it will have on the aquatic animals that inhabit Monument Creek. It will also destroy the habitat of the federally protected Preble's Meadow jumping mouse.

One of the biggest draws to the Air Force Academy is the natural beauty of its over 18,000 acre campus. Constructing a number of buildings and developing this area outside the North Gate will detract from the beauty and natural openness of the land. It will also present a less inviting image to visitors from I-25.

THIS LAND SHOULD NOT BE TRANSFERRED TO THE CITY.

-Dillon Hari

Carleo, Katie

From: Dave Arnold <fofodyssey@gmail.com>
Sent: Friday, January 11, 2019 3:55 PM
To: Carleo, Katie
Subject: USAFA land transfer

Categories: REMINDER/ Follow-up

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 Katie Carleo,

As the Colorado Springs City Planner, I understand that you are the person I should contact to voice my desire to NOT transfer the USAFA 183 acres along monument creek (at North Gate) to The City of Colorado Springs for their development. This 183 acres is in addition the Enhanced Use Lease permit (57 acres) already awarded to Blue and Silver Development Partners LLC. Not only would this transfer of land remove yet more federal land from public control, both of these development will likely have substantial negative ecological impacts. Seventy-five percent of the water from the Monument Creek watershed flows through USAFA. The increase in impermeable surfaces and the concomitant runoff has been identified as the greatest risk to Monument Creek. The proximity of this development to the creek will surely have a substantial negative impact on aquatic organisms and the drinking water it carries. Additionally, the development envelopes overlap with the habitat of federally listed Preble's Meadow jumping mouse. The USAFA population of PMJM is thought to be one of the healthiest because (up to now) it has not been impacted by development. Finally, this area is one of the most aesthetically beautiful parts of the USAFA, and one could argue it should be preserved for that reason alone. I lament that this area may be lost forever. Please do not do this!

Dave Arnold
10807 Hidden Brook Circle
80908

Carleo, Katie

From: Marisa Romero <lego_16@hotmail.com>
Sent: Friday, January 11, 2019 4:04 PM
To: Carleo, Katie
Subject: Comment on USAFA annexed 183 acres by Colorado springs

Categories: REMINDER/ Follow-up

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!

As an El Paso County voter, veteran and USAFA grad, I am so appalled by the potential development of the area in the North Gate region. This has so many negative consequences that it should not be approved. Just to start with a few, this development will have major impacts on the environment in that area and those that enjoy hiking on the Santa Fe trail will see a very different nature. Also the impact on Monument Creek cannot be understated as more runoff from all the hardscapes will be detrimental to the wildlife. If that isn't enough, the already overcrowded North Gate especially during Football games and graduation will be terrible with the new businesses as well. In addition this will totally change the entry way to the beautiful base that has been a reserve and sanctuary for so many. Please do not let this happen.

Marisa Romero

Get [Outlook for Android](#)

Carleo, Katie

From: Sarah Bender <sembender@gmail.com>
Sent: Friday, January 11, 2019 4:10 PM
To: Carleo, Katie
Subject: new development at North Gate?

Categories: REMINDER/ Follow-up

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Dear Ms. Carleo:

I live at 7528 Jenkin Place, 80919.....and have lived here since 1984. My property abuts W. Monument Creek. Over the years, corporations have been allowed to install hotels, restaurants, gas stations, office buildings and huge shopping centers on land that drains right into Monument Creek. Over the same period, local home owners have been prevented from building anything at all near the creek. It was understandable to have regulations to minimize the environmental impact of our land use. But what happened to these regulations, when corporate entities made projects that dwarfed anything we wanted to do? The amount of asphalt and other hard surface added to this riparian environment over the years I have lived here is appalling. There used to be a great hatch of tiny frogs down by the creek in the springtimes. No more. Many crawdads and small snakes. No more. Water my children could wade and play in. No more. Floods? Yes, bigger and bigger. Would I replant the garden I used to have down near the creek? Don't think so—that water is full of poisons. I strongly oppose giving permission to developers to greatly accelerate the degradation of the environment that has been my home and the home of many others, human and critters, for such a long time.

Thank you for receiving this input.

Sincerely,
Sarah Bender

Carleo, Katie

From: Audra Hofstadter <aahofstadter@gmail.com>
Sent: Friday, January 11, 2019 6:19 PM
To: Carleo, Katie
Subject: USAFA Annexation

Categories: REMINDER/ Follow-up

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!

To whom it may concern,

I am writing to you today to implore you not to annex the 183 acres from the Air Force Academy- not only will you ruin the habitat of the species that call that area home, but you will escalate the over development and perpetuate the over population of Colorado Springs. Please do not continue to ruin what's left of this beautiful ecosystem.

Regards
Audra Hofstadter
Concerned Resident

Carleo, Katie

From: Emily Coates <emilycoates@gmail.com>
Sent: Friday, January 11, 2019 9:05 PM
To: Carleo, Katie
Subject: Opposition to USAFA land transfer

Categories: REMINDER/ Follow-up

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Dear Ms. Carleo,

I am a concerned citizen writing to voice my opposition to the transfer of 183 acres of Air Force Academy land along monument creek (at North Gate) to The City of Colorado Springs for a large development. This 183 acres is in addition the Enhanced Use Lease permit (57 acres) already awarded to Blue and Silver Development Partners LLC. Not only would this transfer of land remove yet more federal land from public control, both of these development will likely have substantial negative ecological impacts. Seventy-five percent of the water from the Monument Creek watershed flows through USAFA. The increase in impermeable surfaces and the concomitant runoff has been identified as the greatest risk to Monument Creek. The proximity of this development to the creek will surely have a substantial negative impact on aquatic organisms and the drinking water it carries. Additionally, the development envelopes overlap with the habitat of federally listed Preble's Meadow jumping mouse. The USAFA population of PMJM is thought to be one of the healthiest because (up to now) it has not been impacted by development. Finally, this area is one of the most aesthetically beautiful parts of the USAFA, and one could argue it should be preserved for that reason alone.

Keep public lands in public hands.

Thank you,

Emily Coates, PhD

Carleo, Katie

From: Jordan Steel <jjordansteel@gmail.com>
Sent: Friday, January 11, 2019 9:38 PM
To: Carleo, Katie
Subject: Annexation of 183 acres from usafa.
Categories: REMINDER/ Follow-up

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Dear Katie Carleo,

I am a concerned Colorado springs resident. The plan to take 183 acres from usafa and develop it is a horrible idea. We have such limited land left and the natural areas on usafa is one of the best parts of Colorado springs. Don't destroy that! What can I do to help ensure that this doesn't happen? Growth is exploding everywhere else in the springs, let's keep usafa safe!

A concerned Coloradoan,

Dr. Jordan Steel

Carleo, Katie

From: Megan Miller <meganwmiller1975@gmail.com>
Sent: Saturday, January 12, 2019 7:37 AM
To: Carleo, Katie
Subject: USAFA development

Categories: REMINDER/ Follow-up

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!

I and my family oppose the transfer of land from the USAFA to commercial development. Please quit destroying the natural beauty of this wonderful area in favor of cash-grabbing developers. We can always build another strip mall... once destroyed our open lands are lost for generations.

Megan Miller
970-310-1759

Carleo, Katie

From: Dan Dyer <danzilla@me.com>
Sent: Saturday, January 12, 2019 8:53 AM
To: Carleo, Katie
Subject: NO on AFA Land Conversion USAFA Annexation of 183.13 Acres to Colorado Springs
Categories: REMINDER/ Follow-up

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 Katie,

I'm writing you today to voice my opinion that the city should not move ahead with allowing this annex to happen. This Air Force annexation is not only wrong for environmental impact including negatively affecting native flora and fauna (including the Preble's Jumping Mouse), negative toxic runoff from the development into the Monument Creek watershed but also wrong for a general souring of the native landscape in one of the prettiest parts of our city. Please protect this for future generations to enjoy. Please say no to this. Do not approve it. It is not good for anyone but the developer (short term) and the negative impacts will last lifetimes. Our city is already overrun with developers who make it possible for thousands of people to move in, but aren't forced to do the kind of road improvements to move those new citizens within our city. Don't add this to the lengthy list of developments that future generations will rue.

Thank you for your consideration on this matter,

Dan Dyer

File numbers CPC A 18-00124; CPC A18-00125; CPC PUZ 18-00137; COC NO 18-00138; CPC PUP 18-00177

Carleo, Katie

From: Nancy Beers <sylviasage80908@gmail.com>
Sent: Saturday, January 12, 2019 9:16 AM
To: Carleo, Katie
Subject: do not approve land transfer at USAFA

Categories: REMINDER/ Follow-up

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!

Please do not transfer 183 acres along monument creek (at North Gate) to The City of Colorado Springs for a large development. Not only would this transfer of land remove yet more federal land from public control, these developments will likely have substantial negative ecological impacts. Seventy-five percent of the water from the Monument Creek watershed flows through USAFA.

Stewardship of land and water resources must take their rightful place over self-serving interests of a few.

Nancy Beers
Voter, El Paso County

Carleo, Katie

From: Tina Dewar <titodewar@comcast.net>
Sent: Saturday, January 12, 2019 10:17 AM
To: Carleo, Katie
Subject: USAFA annexation of 183.13 acres

Categories: REMINDER/ Follow-up

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Please include my voice to those opposed to the annexation and development of this property.
Tina Dewar

Sent from my iPhone

Carleo, Katie

From: Janna Arnold <jannadarnold@gmail.com>
Sent: Saturday, January 12, 2019 10:25 AM
To: Carleo, Katie
Subject: USAFA land transfer

Categories: REMINDER/ Follow-up

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 Katie Carleo,

As the Colorado Springs City Planner, I understand that you are the person I should contact to voice my desire to NOT transfer the USAFA 183 acres along monument creek (at North Gate) to The City of Colorado Springs for their development. This 183 acres is in addition the Enhanced Use Lease permit (57 acres) already awarded to Blue and Silver Development Partners LLC. Not only would this transfer of land remove yet more federal land from public control, both of these development will likely have substantial negative ecological impacts. Seventy-five percent of the water from the Monument Creek watershed flows through USAFA. The increase in impermeable surfaces and the concomitant runoff has been identified as the greatest risk to Monument Creek. The proximity of this development to the creek will surely have a substantial negative impact on aquatic organisms and the drinking water it carries. Additionally, the development envelopes overlap with the habitat of federally listed Preble's Meadow jumping mouse. The USAFA population of PMJM is thought to be one of the healthiest because (up to now) it has not been impacted by development. Finally, this area is one of the most aesthetically beautiful parts of the USAFA, and one could argue it should be preserved for that reason alone. I lament that this area may be lost forever. Please do not do this!

Janna Arnold
10807 Hidden Brook Circle
80908

Carleo, Katie

From: George Vaughan <gvaughan9725@gmail.com>
Sent: Saturday, January 12, 2019 10:53 AM
To: Carleo, Katie
Subject: USAFA Acres. STOP STOP STOP STOP
Categories: REMINDER/ Follow-up

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USAFA Acres. STOP STOP STOP STOP

Ms Carleo

I understand the US Air Force Academy is planning to transfer 183 acres along monument creek (at North Gate) to The City of Colorado Springs for another development. This 183 acres is in addition the Enhanced Use Lease permit (57 acres) already awarded to Blue and Silver Development Partners LLC.

Not only would this transfer of land remove yet more federal land from public control, both of these development will likely have substantial negative ecological impacts.

For MANY REASONS, the proximity of this development to the creek will surely have a substantial negative impact on aquatic organisms and the drinking water it carries. Additionally, the development envelopes overlap with the habitat of federally listed Endangeted species.

Finally, this area is one of the most aesthetically beautiful parts of the USAFA.

It should be left UNTOUCHED.

STOP THE GREED. STOP THE GREED
STOP IT. STOP IT. STOP IT
Yes, I am Yelling.

I DEMAND that this Action MUST STOP and you MUST NOT LET THIS BE AREA be lost forever to Greedy developers.

</sp ----- Message truncated -----

Carleo, Katie

From: George Vaughan <gvaughan9725@gmail.com>
Sent: Saturday, January 12, 2019 10:54 AM
To: Carleo, Katie

Categories: REMINDER/ Follow-up

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!

USAFA Acres. STOP STOP STOP STOP

Ms Carleo

I understand the US Air Force Academy is planning to transfer 183 acres along monument creek (at North Gate) to The City of Colorado Springs for another development. This 183 acres is in addition the Enhanced Use Lease permit (57 acres) already awarded to Blue and Silver Development Partners LLC.

Not only would this transfer of land remove yet more federal land from public control, both of these development will likely have substantial negative ecological impacts.

For MANY REASONS, the proximity of this development to the creek will surely have a substantial negative impact on aquatic organisms and the drinking water it carries. Additionally, the development envelopes overlap with the habitat of federally listed Endangered species.

Finally, this area is one of the most aesthetically beautiful parts of the USAFA.

It should be left UNTOUCHED.

STOP THE GREED. STOP THE GREED
STOP IT. STOP IT. STOP IT
Yes, I am Yelling.

I DEMAND that this Action MUST STOP and you MUST NOT LET THIS BE AREA be lost forever to Greedy developers.

</sp ----- Message truncated -----

Carleo, Katie

From: Bill Beaudin <bill.beaudin@gmail.com>
Sent: Saturday, January 12, 2019 1:46 PM
To: Carleo, Katie
Subject: AFA Land Transfer-183 acres along Monument Creek?

Importance: High

Categories: REMINDER/ Follow-up

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

Katie, a friend knowing of my love of area Waterways tells me that the AFA is proposing a 183 acre land sale to the City, and I wonder if you might send me the details on this Land Conversion, as it was called, online?

We've lived on the southern border of the AFA since 1977 and raised our 3 daughters here, and the nearby creek is near and dear to us, and we wish to know more, so that we may weigh in on the issue.

Do you have a write-up and perhaps a map, to help us understand what exactly is being proposed, in the way of development?

Thanks,

Bill & Ida Beaudin
Bill.Beaudin@gmail.com

Carleo, Katie

From: Judith Khan <jkhany@hotmail.com>
Sent: Saturday, January 12, 2019 2:05 PM
To: Carleo, Katie
Subject: Objection to developing land

Categories: REMINDER/ Follow-up

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Please. No. Not the land along monument creek on land once held by USAFA ! The harmful environmental and social impact only multiplies with time . Please be a steward of what's left of our natural ecosystem. Don't place your children in greater jeopardy.

Thank you,
J.A. Khan
80921

Sent from my iPhone

Carleo, Katie

From: Dawn Grabow <DGrabow3@msn.com>
Sent: Saturday, January 12, 2019 2:42 PM
To: Carleo, Katie
Subject: USAFA land turnover for development

Categories: REMINDER/ Follow-up

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Is there anything the public can do to prevent this from moving forward?

Dawn Grabow

Carleo, Katie

From: Sharon Stewart <pacefelice@yahoo.com>
Sent: Saturday, January 12, 2019 4:10 PM
To: Carleo, Katie
Cc: Craig Stewart
Subject: Land transfer from USAFA

Categories: REMINDER/ Follow-up

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!

Hello.

Please accept this email as notice of my opposition to the transfer of 183 acres from USAFA to the City for development. I oppose this transfer for the following reasons:

1. Environmental and ecological impact that includes the protected jumping mouse.
2. The additional demand of yet another development on an already frequently challenged water supply that is likely to be more threatened in the future due to climate change impact on rain- and snowfall patterns.
3. More traffic wear and tear on roads and highways that are already degraded.

Respectfully,
Sharon Stewart

Sent from my iPad

Carleo, Katie

From: Gary Prater <garyleeprater66@gmail.com>
Sent: Saturday, January 12, 2019 4:43 PM
To: Carleo, Katie
Subject: USAFA land annexation

Categories: REMINDER/ Follow-up

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!

Please do not develop any more land north of the Air Force Academy. Too many developments now between there and Monument. This area is too beautiful to be developed and development will negatively affect the water in Monument Creek.

Again, this land conversion should NOT be permitted.

Thanks

Gary Prater
16154 Hobson Place
Monument, CO 80132
719-424-0042

Carleo, Katie

From: LA Dabler <le.dabler@gmail.com>
Sent: Saturday, January 12, 2019 5:34 PM
To: Carleo, Katie
Subject: Please reconsider Northgate development

Categories: REMINDER/ Follow-up

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 Katie Carleo,

Like others, I am writing to ask that you reconsider the development along Northgate. I recently moved here with my family and one of the distinct advantages of our area is the beautiful scenery and views from the Santa Fe trail. My children and I walk that trail on a regular basis, and I am always, always thankful for the breath of fresh air so close to home.

I know there are a lot of pressures and needs to be faced with the population expansion of this beautiful city. However, there are many studies showing how vastly important natural areas are to the mental health of the population. Colorado Springs has always been proud of its natural beauty. Please consider finding other areas to develop. We need natural, healthy spaces preserved.

With gratitude for your service to the city,

LeAnna Dabler
209-485-5418

Carleo, Katie

From: Lisa Butler <lisa.butler5@comcast.net>
Sent: Saturday, January 12, 2019 9:05 PM
To: Carleo, Katie
Subject: USAFA Transfer

Categories: REMINDER/ Follow-up

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!

For all the years I have lived in this area, I have seen one area after another fall to development. It's gotten so there is hardly any green belt along I-25, the very thing that draws tourist to the Colorado Springs area. I won't list all the ecological impacts this transfer would entail, you already know them.

I lived in Southern California while my husband was stationed there. (I went to ms and hs in Colorado Springs, then came back in 1992.) There were few days that I could see the mountains despite their close proximity because of development and smog. The ocean beaches had become a solid line of luxury houses, perched precariously on steep slopes and subject to fires and landslides. I had to drive many miles to get to any green belt area.

We need these islands of trees and meadows to keep us from being closed in by cement and development. Please reconsider transferring this land for development.

Sincerely,
Lisa Butler

Carleo, Katie

From: Donna Browne <brownemusicstudios@sbcglobal.net>
Sent: Sunday, January 13, 2019 4:28 PM
To: Carleo, Katie
Subject: AFA land

Categories: REMINDER/ Follow-up

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. Carley —

I wish to speak against the development of AFA lands near North Gate.

This beautiful land should be a preserve and remain public land for the use and enjoyment of all citizens.

There is no need for yet another big development in our city.

Please consider the aesthetics of our city, and the creek and the wildlife as well.

Thank you,
Donna Browne

Sent from my iPhone

Carleo, Katie

From: Carlos Paine <carlos.paine@icloud.com>
Sent: Sunday, January 13, 2019 8:01 PM
To: Carleo, Katie
Subject: Sale of AF property to developer

Categories: REMINDER/ Follow-up

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!

Please do not approve the AF property to be developed. It is so beautiful and is ecologically sound.

This should be sent out to voters for approval.

Thanks,
Carlos paine
719-314-7500

Carleo, Katie

From: Leslie Gantt <lesliegantt@rocketmail.com>
Sent: Sunday, January 13, 2019 10:17 PM
To: Carleo, Katie
Subject: USAFA

Categories: REMINDER/ Follow-up

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!

I disagree with the 183 acres land development at the north gate of the USAFA.

[Sent from Yahoo Mail on Android](#)

Carleo, Katie

From: Robert Noyd <robert.noyd@gmail.com>
Sent: Sunday, January 13, 2019 10:20 PM
To: Carleo, Katie
Subject: I oppose development proposal

Categories: REMINDER/ Follow-up

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 Katie,

I urge you to vote against the development proposal at the North Gate. The North Gate area has some of the most fragile ecosystems left on the Front Range. The South Gate area has already been developed extensively. Does the north gate area really need more commercial development? Come on just go across the highway to square miles of commercial development. This will cause traffic congestion for all of us who work on the Academy or hike or run along the Santa Fe Trail system there. It is not a good use of the beautiful scenes and will impact the Monument Creek watershed greatly with more asphalt and concrete that will require all sorts of storm drains. Leave the area alone and let it be. What is to be gained by transferring federal land for city use and commercial development?

Thanks you,
Robert Noyd

Carleo, Katie

From: Teddy R <thrflyer1113@gmail.com>
Sent: Monday, January 14, 2019 7:19 AM
To: Carleo, Katie
Subject: Stop USAFA Annexation

Categories: REMINDER/ Follow-up

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!

Mrs. Carleo,

My name is Theodore Reicks, I am a 2012 graduate of the Air Force Academy and an avid outdoorsman. My years in Colorado have placed a desire in my heart to return to Colorado once my military service is complete and continue my retirement in the state. The greatest draw is the beauty and the nature. We as humans, in our quest to have beautiful views and sprawling homes, have ruined many wonderful habitats. This annexation of USAFA grounds is a continuation of the American people's greed which ultimately will lead to the destruction of what draws people to Colorado. In search of cheaper housing right in the foothills we are willing to despoil that which we love. Why not build out east of Powers? Yes, the land is not IN the mountains, but the view of the mountains is not made any less glorious, in fact it is made more wonderful by their untouched nature. I beg you, just look south of the Academy and see how the houses there have marred the landscape and turned it into a hill upon which the wealthy live. Please, please continue to preserve our beautiful landscape and help to block this development.

Thank you for your time.

Respectfully, Theodore Reicks

Carleo, Katie

From: Jane Crick <crickjane@hotmail.com>
Sent: Monday, January 14, 2019 9:02 AM
To: Carleo, Katie
Subject: Development along Monument Creek

Categories: REMINDER/ Follow-up

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!

Please do not approve the development along the 183 acres of Air Force Academy land. The wildlife in our area counts on the water from the creek in order to survive. In addition to that Monument has had a water shortage in the past few years and has had to ration water because of current development in the area. It's become too much building to be sustained.

Please consider leaving our wild places wild. This is Colorado, not New York City. Have a heart.

Best regards,

Jane Crick

Carleo, Katie

From: Robin Newton <robin.newton@comcast.net>
Sent: Monday, January 14, 2019 9:23 AM
To: Carleo, Katie
Subject: 183 acres of USAFA land

Categories: REMINDER/ Follow-up

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. Carleo,

I was surprised to learn of the transfer of 183 acres of pristine land on the USAFA to the City of Colorado Springs for development, and would like to register my disapproval of the plan with your office.

The land that makes up the grounds of The Academy is just as iconic a symbol as the chapel. The buffer it creates from the city's rapid development, is more important now than ever. As a resident of Colorado Springs since 1984, I value the undeveloped land on the USAFA and disagree with the change.

Respectfully,

Robin Newton
1015 Custer Ave
Colorado Springs, CO

Sent from my iPad

Carleo, Katie

From: Randy G Morley <randy@rgmorley.com>
Sent: Monday, January 14, 2019 10:43 AM
To: Carleo, Katie
Subject: Transfer of 183 Acres along Monument Creek by the ISFA to the City of Colorado Springs

Categories: REMINDER/ Follow-up

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!

In addition to agreeing with Gail Arno's statement.

The USAFA has been and continues to be a major draw for Colorado Springs and it should remain Natural in it's surroundings. Whittling away at the land surrounding the Academy destroys the public use of these lands along with the views seen from the I-25 thoroughfare. There is plenty of land available in the North for development purposes and this land is not needed.



**Randy and Brenda Morley
The Home Brokers, Inc.**

719-599-3888

[E-Mail Me](#)

[Visit Our Website](#)

The Home Broker's Inc. believes that every dream is within reach and that every person has the right to reach for the American Dream. We are not here to "SELL" anyone anything,.. our sole focus is helping our Buyers find what they want and the to help them obtain it at the best price and terms available. With our Seller's our goal is equally simple,.. we don't speak with silver tongues or high falutin words,.. we simply market your property and negotiate it's sale aggressively and competently.

Carleo, Katie

From: John <pitchfordjh@yahoo.com>
Sent: Tuesday, January 15, 2019 5:34 AM
To: Carleo, Katie
Subject: USAF Annexation Documents

Categories: REMINDER/ Follow-up

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Ms. Carleo –

Are any of the documents listed below available for public inspection prior to the meeting on Thursday the 17th?

Thanks – John Pitchford

.....the land use applications required by the City and these have been reviewed by all applicable City agencies. In addition outside agencies including the United States Fish and Wildlife, the Army Corps of Engineers and Colorado Geologic Survey have reviewed the proposed items. All agency comments have been addressed and the proposed applications are moving forward to public hearing.



Virus-free. www.avg.com

Carleo, Katie

From: fran silva-blayney <franblayney@hotmail.com>
Sent: Tuesday, January 15, 2019 9:11 AM
To: kcarleo@springsgov.com.
Subject: USAFA Annexation

Follow Up Flag: Follow up
Flag Status: Completed

Categories: REMINDER/ Follow-up

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!

I am writing to oppose the USAFA Annexation of 183.13 acres of federal lands to the City of Colorado Springs referencing:

CPC A 18-00124; CPC A 18-00125; CPC PUZ 18-00137; CPC PUP 18-00177

This area contains wetlands and is habitat for an endangered species. The impact to Monument Creek and Fountain Creek has not been adequately addressed or studied. There will be significant impact to aquatic species in Monument and Fountain Creek.

Monument Creek currently has significant problems related to run-off from impervious surfaces and erosion. Carving out our federal lands for more development without adequately gauging the environmental impact is wrong! The comment period for the public to learn about and respond to this land grab is the shortest allowable by law and is intended to ensure that there isn't time for the community to respond.

We need a longer comment period and a completed environmental assessment before this land grab process should be allowed to continue.

Respectfully,
Fran Silva-Blayney

"Do unto those downstream as you would have those upstream do unto you" Wendell Berry
Tel: 719-233-1010
franblayney@hotmail.com

Carleo, Katie

From: Padi Kallen <rainylake13@yahoo.com>
Sent: Tuesday, January 15, 2019 9:25 AM
To: Carleo, Katie
Subject: True North Annexation proposal

Categories: REMINDER/ Follow-up

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

Ms Carleo,

As a voting resident of Colorado Springs, a community member for over 40 years, and a Biologist, I am disheartened by the proposed USAFA annexation and development of the area under review.

The area is a rich riparian habitat for numerous species to include large and small mammals, waterfowl, songbirds, and the unique plants which provide food/shelter/nesting materials for this diverse group of organisms. Additionally, Monument Creek is the primary water source for wildlife on the Academy, as well as those which live outside its boundaries downstream. With the acceleration in development of Colorado, the habitat of numerous species has been negatively impacted. Across the United States, the land which comprises many military installations has become refuge habitat for many species. This is also the case for wildlife along the front range, particularly within the boundaries of the land owned by the Air Force Academy. However, not all species can survive habitat relocation, so many forms wildlife are not just able to relocate to less developed areas.

As a Biologist, I realize that if this habitat is annexed, that species such as Preble's mouse, prairie dogs, voles, beavers, muskrat, coyote, white tail deer and numerous warblers to name a few, will be negatively impacted. All of these species have specific habitat requirements, and will not be able to survive in an altered form of their niche which is certain to follow development. Additionally, drainage and erosion concerns, related to development will forever alter the landscape both environmentally and aesthetically, and sadly those changes are irreversible.

Furthermore the proposed locations under development and proposed annexation are used regularly as a teaching, and research resource for cadets enrolled in Biology courses at USAFA. With the mission statement of USAFA in mind, I find this action to be contradictory, as it has a direct negative impact of the ability of those charged with its execution, namely to "educate and train" our future leaders.

The **mission** of the United States **Air Force Academy** is to educate, train, and inspire men and women to become leaders of character, motivated to lead the United States Air Force in service to our nation.

Additionally, it seems to me that the short timeline for responses and the scheduled time for discussion do not promote community interaction. The very people who have the most knowledge and ability to provide the community with valuable information regarding the environmental impact will be working during the time scheduled for "community interaction". At the very least, please reconsider extending the timeline beyond ten days and include hours for additional discussion after normal work hours, so that those community members with scientific data and concerns may be heard as well. Perhaps as a representative of the community, it is time you take time to watch a sunrise over Tava, the sacred mountain of the Ute people; sit beside a stream long enough to recognize the various calls of songbirds; marvel at the construction of the beaver; listen to the wind in the pines and remember why we CHOOSE to live in Colorado.

Patti Kryzanowski

Carleo, Katie

From: Joyce Soules <joyce.soules@gmail.com>
Sent: Tuesday, January 15, 2019 10:06 AM
To: Carleo, Katie; franblayney@hotmail.com; jricejon@gmail.com
Subject: Federal Land Development Proposal

Categories: REMINDER/ Follow-up

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*I am writing to oppose the USAFA Annexation of 183.13 acres of federal lands to the City of Colorado Springs referencing:
CPC A 18-00124; CPC A 18-00125; CPC PUZ 18-00137; CPC PUP 18-00177*

*This area contains wetlands and is habitat for an endangered species. The impact to Monument Creek and Fountain Creek has not been adequately addressed or studied. There will be significant impact to aquatic species in Monument and Fountain Creek.
Monument Creek currently has significant problems related to run-off from impervious surfaces and erosion. Carving out our federal lands for more development without adequately gauging the environmental impact is wrong! The comment period for the public to learn about and respond to this land grab is the shortest allowable by law and is intended to ensure that there isn't time for the community to respond. We need a longer comment period and a completed environmental assessment before this land grab process should be allowed to continue.*

Joyce Soules,
51 year resident of Colorado Springs

Carleo, Katie

From: E S PACKARD <espackard@msn.com>
Sent: Tuesday, January 15, 2019 10:05 AM
To: Carleo, Katie
Subject: Protect Monument Creek

Categories: REMINDER/ Follow-up

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!

I am writing to oppose the USAFA Annexation of 183.13 acres of federal lands to the City of Colorado Springs referencing: CPC A 18-00124; CPC A 18-00125; CPC PUZ 18-00137; CPC PUP 18-00177.

This area contains wetlands and is habitat for an endangered species. The impact to Monument Creek and Fountain Creek has not been adequately addressed or studied. There will be significant impact to aquatic species in Monument and Fountain Creek.

Monument Creek currently has significant problems related to run-off from impervious surfaces and erosion. Carving out our federal lands for more development without adequately gauging the environmental impact is wrong! The comment period for the public to learn about and respond to this land grab is the shortest allowable by law and is intended to ensure that there isn't time for the community to respond. We need a longer comment period and a completed environmental assessment before this land grab process should be allowed to continue.

Elaine Packard

Carleo, Katie

From: Jacqueline Jones <jacquelinejones450@gmail.com>
Sent: Tuesday, January 15, 2019 10:09 AM
To: Carleo, Katie
Subject: USAFA annexation

Categories: REMINDER/ Follow-up

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This development will have substantial negative ecological impacts. Seventy-five percent of the water from the Monument Creek watershed flows through USAFA. The increase in impermeable surfaces and the concomitant runoff has been identified as the greatest risk to Monument Creek. The proximity of this development to the creek will have a substantial negative impact on aquatic organisms and the drinking water it carries. Additionally, the development envelopes overlap with the habitat of federally listed Preble's Meadow jumping mouse. Finally, this area is one of the most aesthetically beautiful parts of the USAFA, and one could argue it should be preserved for that reason alone.

Do not allow this annexation!
Thank you for your time,
Jacqueline Jones

Carleo, Katie

From: Allison Trop <allisontrop212@gmail.com>
Sent: Tuesday, January 15, 2019 10:38 AM
To: Carleo, Katie
Subject: USAFA Land

Categories: REMINDER/ Follow-up

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!

I am writing to urge you to NOT move forward with development on USAFA land. I am a resident of the Glen Eagle area and this beautiful unadulterated open space is one of the perks of living here. Additionally, this will endanger the protected area of the Preble's Meadow Jumping Mouse who deserves protection as an important ecological species in the area.

Please consider stopping this project before it starts. As we are losing more and more of our beautiful protected lands in Colorado let's not add this to the list.

Sincerely,

Allison Trop

Carleo, Katie

From: Judith Rice-Jones <jricejon@gmail.com>
Sent: Tuesday, January 15, 2019 10:46 AM
To: Carleo, Katie
Subject: PUBLIC comment RE proposed annexation and development CPC A 18-00124; CPC A 18-00125; CPC PUZ 18-00137; CPC PUP 18-00177

Categories: REMINDER/ Follow-up

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Dear Ms. Carleo,

As a more than four decades resident, homeowner, voter I am greatly concerned and opposed to changes on land apparently owned by the USAFA.

This is a key part of our iconic backdrop and the proposed changes would be a travesty and move us closer to the generic overtaking our community. There are so many reasons to be opposed and will list some here.

1. See the Academy's own study of the reach of Monument Creek through the Academy grounds which I assume you have read, http://www.cnhp.colostate.edu/download/documents/2002/mcwla-final_022502_low.pdf Identifies serious issues with ruuoff from additional impervious surfaces.
2. Clearly a need for an EIS. Has this been initiated?
3. Ongoing and serious water, stormwater, erosion issues created. I assume that you are required to notify all those entities current suing the City over these issues as this proposal would only serve to exasperate present issues.
4. Have not reviewed the old Comp Plan but I believe it says something about protecting the iconic character of our setting. Clearly, a commercial strip as proposed will be a significant loss to the beauty of our area.
5. A recent article in the *Denver Post* points to an over 60% increase in impervious surfaces in Colorado Springs since 1974. Is anyone in Planning paying attention or expressing concern in terms of stormwater, urban heat islands, loss of green space, etc.? If not, why not? <https://www.denverpost.com/2019/01/13/denver-green-space-urban-density/>
5. As a former USAF dependent, I've been disappointed in the response to the local and national catastrophic harm to our watershed caused by continued use of products known for some time to be extremely harmful. Now they are proposing adding to water issues along a tributary to Fountain Creek and the Arkansas River. Their overall lack of concern for American citizens and the critical importance of clean water does not present them as trustworthy applicants for the proposed changes.

I assumed that my earlier phone call this week was not returned due to the volume of calls on this issue. Looking forward to seeing you at the public meeting.

Best,

Judith Rice-Jones, M.A., M.L.I.S.

Creating peace one garden at a time." Tammi Hartung

Carleo, Katie

From: Thomas Corlett <tcassoc@att.net>
Sent: Tuesday, January 15, 2019 10:54 AM
To: Carleo, Katie
Subject: Development On Monument Creek

Categories: REMINDER/ Follow-up

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Katie,

You may not remember me, but I'm Janet Monack's brother working on various sustainability issues in Pueblo including serving as an ExCom member of the Sangre de Cristo Group of the Sierra Club and a founding member of the County Sustainability program.

I'd like to know more about why there---apparently ---is no EIS on this development on Monument Creek?

Better to try and understand the situation before things get ugly. Pueblo and COS need to find ways to work together as we do on the Fountain Creek.

I've pasted the 'official' comment below, but would appreciate a more personal response.

Thank you,

Tom Corlett

Thomas Corlett Sr.
LEED@AP
719-330-3360

<http://www.linkedin.com/in/tcassoc>

I am writing to oppose the USAFA Annexation of 183.13 acres of federal lands to the City of Colorado Springs referencing: CPC A 18-00124; CPC A 18-00125; CPC PUZ 18-00137; CPC PUP 18-00177

This area contains wetlands and is habitat for an endangered species. The impact to Monument Creek and Fountain Creek has not been adequately addressed or studied. There will be significant impact to aquatic species in Monument and Fountain Creek. Monument Creek currently has significant problems related to run-off from impervious surfaces and erosion. Carving out our federal lands for more development without adequately gauging the environmental impact is wrong! The comment period for the public to learn about and respond to this land grab is the shortest allowable by law and is intended to ensure that there isn't time for the community to respond.

We need a longer comment period and a completed environmental assessment before this land grab process should be allowed to continue.

Carleo, Katie

From: Lee Derr <theriverkids2003@yahoo.com>
Sent: Tuesday, January 15, 2019 11:17 AM
To: Carleo, Katie
Subject: 183.13 acre land transfer

Categories: REMINDER/ Follow-up

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Dear Karla,

Please forward any maps and details regarding the 183.13 acres of USAFA land annexation into the City of Colorado Spings. I realize there is a meeting on January 17.

Thanks,

Lee Derr
719.338.8651

Carleo, Katie

From: Jamie Valdez <jamie_valdez@hotmail.com>
Sent: Tuesday, January 15, 2019 11:35 AM
To: Carleo, Katie
Subject: USAFA Annexation federal lands to the City of Colorado Springs
Categories: REMINDER/ Follow-up

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*I am writing to oppose the USAFA Annexation of 183.13 acres of federal lands to the City of Colorado Springs referencing:
CPC A 18-00124; CPC A 18-00125; CPC PUZ 18-00137; CPC PUP [18-00177](#)*

*This area contains wetlands and is habitat for an endangered species. The impact to Monument Creek and Fountain Creek has not been adequately addressed or studied. There will be significant impact to aquatic species in Monument and Fountain Creek.
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Jamie Valdez
Sent from my T-Mobile 4G LTE Device

Carleo, Katie

From: Nona Gladbach <ngladbach@msn.com>
Sent: Tuesday, January 15, 2019 11:54 AM
To: Carleo, Katie
Subject: "no" to the annexation of land

Categories: REMINDER/ Follow-up

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!

I am writing to oppose the USAFA Annexation of 183.13 acres of federal lands to the City of Colorado Springs referencing:

CPC A 18-00124; CPC A 18-00125; CPC PUZ 18-00137; CPC PUP 18-00177

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Monument Creek currently has significant problems related to run-off from impervious surfaces and erosion. Carving out our federal lands for more development without adequately gauging the environmental impact is wrong! The comment period for the public to learn about and respond to this land grab is the shortest allowable by law and is intended to ensure that there isn't time for the community to respond.

We need a longer comment period and a completed environmental assessment before this land grab process should be allowed to continue.

*Thank you for your time,
Nona Gladbach
719 569 5294*

"What you do makes a difference, you need to decide what kind of difference you want to make". Jane Goodall

Carleo, Katie

From: SEAN TRUSCOTT <struscott3583@comcast.net>
Sent: Tuesday, January 15, 2019 1:25 PM
To: Carleo, Katie
Subject: An annexing land Open land

Categories: REMINDER/ Follow-up

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It has come to my attention that the City will be annexing some beautiful open land by monument and fountain Creek.

How can yu open up more Natural land developers. It will be be changing the land around there for a-lot of various life forms and altering the Environment. It would be nice if you would think of what the City is doing to the wild instead of thinking of Big Companies interests.

Sean Truscott

Carleo, Katie

From: tom mourar <mtmourar@yahoo.com>
Sent: Tuesday, January 15, 2019 4:46 PM
To: Carleo, Katie
Subject: Annexation of land USAFA

Categories: REMINDER/ Follow-up

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!

I am writing to oppose the USAFA Annexation of 183.13 acres of federal lands to the City of Colorado Springs referencing: CPC A 18-00124; CPC A 18-00125; CPC PUZ 18-00137; CPC PUP 18-00177

This area contains wetlands and is habitat for an endangered species. The impact to Monument Creek and Fountain Creek has not been adequately addressed or studied. There will be significant impact to aquatic species in Monument and Fountain Creek. Monument Creek currently has significant problems related to run-off from impervious surfaces and erosion. Carving out our federal lands for more development without adequately gauging the environmental impact is wrong! The comment period for the public to learn about and respond to this land grab is the shortest allowable by law and is intended to ensure that there isn't time for the community to respond.

We need a longer comment period and a completed environmental assessment before this land grab process should be allowed to continue.

**Thanks for your consideration on this matter,
Thomas Mourar
Colorado Springs, Co. 80904**

Carleo, Katie

From: Molly Mayfield <samsqua@yahoo.com>
Sent: Tuesday, January 15, 2019 4:48 PM
To: Carleo, Katie
Subject: USAFA annexation of 183.13 acres

Categories: REMINDER/ Follow-up

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!

Hello Ms Carleo,

I'm writing to ask that you not allow this annexation to move forward.
We have enough urban sprawl and enough people already here in Colorado Springs.
I have lived here since 1975 and am about ready to be done and move away.
We are headed down a path of too many people, too much traffic and not enough water.
Please, please, please. SOMEONE needs to stop and preserve what makes this part of the world so beautiful.
The developers just can't win every time!

Thanks for listening.

Molly Mayfield
Colorado Springs

Carleo, Katie

From: Wayne Szehner <wcszehner89@gmail.com>
Sent: Tuesday, January 15, 2019 5:57 PM
To: Carleo, Katie
Subject: Air Force/Monument Creek land development

Categories: REMINDER/ Follow-up

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 Evening Katie,

I wanted to take a minute and address my concern and personal thoughts regarding Colorado Springs developing housing after gaining this land from the Air Force Academy. I would highly consider the National Forest and land conservation Colorado is trying to preserve as the population grows rapidly within the state. If growth continues, it will only degrade the state and many negative effects will occur which we have seen happen in California. Developing land is not the best decision and nor is it good for the environment and wildlife. I highly suggest looking at the National Forest boundaries and raise the question on why developments have to be so close to this area.

I do not support and DO NOT think this sale, let alone a development, should occur on this land.

Thank You,

WAYNE C. SZEHNER,
925/876.2730
wcszehner89@gmail.com

Carleo, Katie

From: Brady Knutson <brakn26@gmail.com>
Sent: Tuesday, January 15, 2019 7:57 PM
To: Carleo, Katie
Subject: USAFA Annexation

Categories: REMINDER/ Follow-up

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

Katie,

I strongly object to the annexation of USAFA property for development along the north gate region. We've all seen how sprawl has affect the front range for the last 40 years. As a USAFA grad and somebody who loves the beauty of Colorado Springs, I'm appalled that this is even being considered. USAFA is probably one of the few places that can be easily preserved and it's beautiful to anybody driving by on I-25. Please don't allow that image to be tarnished in the name of office space, attractions, etc. Really makes me sick to think about it.

Drive up on Voyager parkway sometime just outside the north gate and find the Carl's Jr that was built there when they first started to heavily develop that area. Look how it's designed. They put all the windows facing AWAY from the incredible view. And then on top of that, they put huge ads for their burgers covering the windows. Doesn't that just make about zero sense? They plopped this fast food establishment down on high dollar real estate, and didn't even capitalize on the view.

This development is just as short sighted. Concessions lead to more concessions. What starts as a little bit of creep in the name of business and money will soon take more and more ground until the Academy is just as commercialized and urbanized as the rest of the whole front range.

On top of this, you have the ecological impact which I understand has not been properly researched. There's already incredible runoff from the bass pro shop complex that empties into the monument creek area. That was enough of a big deal when that was being constructed. Now we're considering yet more development in one of the few remaining ecological sanctuaries in Colorado Springs.

If you allowed the window of time for comments to remain open for a longer period of time than the minimum, I'm sure you'd hear from more grads and residents.

Thanks for your time.

Brady

Carleo, Katie

From: cavailjr@aol.com
Sent: Tuesday, January 15, 2019 8:44 PM
To: Carleo, Katie
Subject: annexation of federal lands

Categories: REMINDER/ Follow-up

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To whom it may concern;

***I am writing to oppose the USAFA Annexation of 183.13 acres of federal lands to the City of Colorado Springs referencing:
CPC A 18-00124; CPC A 18-00125; CPC PUZ 18-00137; CPC PUP 18-00177***

This area contains wetlands and is habitat for an endangered species. The impact to Monument Creek and Fountain Creek has not been adequately addressed or studied. There will be significant impact to aquatic species in Monument and Fountain Creek.

Monument Creek currently has significant problems related to run-off from impervious surfaces and erosion. Carving out our federal lands for more development without adequately gauging the environmental impact is wrong! The comment period for the public to learn about and respond to this land grab is the shortest allowable by law and is intended to ensure that there isn't time for the community to respond.

We need a longer comment period and a completed environmental assessment before this land grab process should be allowed to continue.

Thank you for your consideration

***Charles A. Vail, Jr.
Member - Pueblo Indivisible
5920 Cedar Grove Rd.
Beulah, CO 81023***

Carleo, Katie

From: Steele Rackley <steele.rackley@gmail.com>
Sent: Tuesday, January 15, 2019 9:18 PM
To: Carleo, Katie
Subject: USAFA annexation of 183.13 acres: concerns

Categories: REMINDER/ Follow-up

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

Ms. Carleo,

Ma'am, I'd like to express serious concerns about the annexation and development planned at USAFA. This is in reference to the public meeting and opportunity for concern that will occur 17 January 2019 at 8:30.

I am writing to you not only as a current resident and homeowner in beautiful Colorado Springs, but as a graduate of the United States Air Force Academy. I was overjoyed to be stationed back in Colorado Springs, mainly for the natural splendor and outdoor activities that the City has to offer. I frequently run and mountain bike on the public trails all around the city, and on USAFA property. I take pride in the many untouched spaces in that part of town and at my alma mater, for all to enjoy.

I am strongly against the development of this area. To develop over a space with such universal enjoyment is a travesty, especially when there is plenty of other spaces with less frequent use by Colorado Springs residents and visitors. If the development is for more military or government use, I would recommend looking to Schriever Air Force base, which has many acres of unused land.

The potential environmental impact is also concerning. The decrease of permeable land will have ecological impact. There are protected species that live in that area, such as the Preble's Meadow Jumping Mouse.

I appreciate you taking the time to consider my opinion as a concerned citizen.

Thank you.

Steele Rackley

Carleo, Katie

From: Bryson Frindt <bfrindt@gmail.com>
Sent: Tuesday, January 15, 2019 9:35 PM
To: Carleo, Katie
Subject: AFA annexation

Categories: REMINDER/ Follow-up

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I am opposed to the development around the USAFA's North Gate.

I don't disagree with the idea of a new visitor center, not even at or near the location being proposed. But that should be all that is allowed. No hotels, thrill rides or anything else should be allowed.

The aesthetic value of that area cannot be compromised. There is ecological and biological benefits to either no development at all or minimal development. I understand the Prebel's Meadow Jumping Mouse is a valued resident.

This city is growing at a tremendous rate but this development is too much for the area. We have other areas in our vast city in desperate need of redevelopment and our priorities MUST be focused on existing issues, not fanciful aspirations.

Bryson A. Frindt
bfrindt@gmail.com

Carleo, Katie

From: Rick Ringler <rickringlerwest@gmail.com>
Sent: Wednesday, January 16, 2019 6:08 AM
To: Carleo, Katie
Subject: Public comment in OPPOSITION/ CPC PUP 18-00177

Categories: REMINDER/ Follow-up

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, K. Carleo.

I am writing to oppose the USAFA Annexation of 183.13 acres of federal lands to the City of Colorado Springs referencing:

CPC A 18-00124; CPC A 18-00125; CPC PUZ 18-00137; CPC PUP 18-00177

This area contains wetlands and is habitat for an endangered species. The impact to Monument Creek and Fountain Creek has not been adequately addressed or studied. There will be significant impact to aquatic species in Monument and Fountain Creek.

Monument Creek currently has significant problems related to run-off from impervious surfaces and erosion. Carving out our federal lands for more development without adequately gauging the environmental impact is wrong! The comment period for the public to learn about and respond to this land grab is the shortest allowable by law and is intended to ensure that there isn't time for the community to respond.

We need a longer comment period and a completed environmental assessment before this land grab process should be allowed to continue.

Not only is it short notice, it's a week day in the morning, clearly designed for mainly those who are getting paid to be there. Not acceptable -

This is a very large development, according to the application and supporting documents. Streets, parking lots, large visitors' center, two hotels with hundreds of rooms, etc, right on the highway entrance. The photo of the development looks like a giant white seashell parked right by the highway, so a visual deterioration also. There are a lot of documents with the county pages, including a geology report. So a lot to digest if the public is to respond.

Reject this proposal.

Richard Ringler

2308 Rice Ave

Pueblo, CO 81004

Carleo, Katie

From: James Coney <jaaconey@comcast.net>
Sent: Wednesday, January 16, 2019 8:13 AM
To: Carleo, Katie
Subject: Fountain Creek

Categories: REMINDER/ Follow-up

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I am writing to oppose the USAFA Annexation of 183.13. Fountain Creek is already compromised. There needs to be appropriate environmental studies and increased time for community comment.

Our aquifers have already been contaminated, we need to guard with special care all of our waterways.

Sincerely,

Amy Coney

Carleo, Katie

From: Scott Caulfield <scottcaulfield.ccsd@gmail.com>
Sent: Wednesday, January 16, 2019 9:41 AM
To: Carleo, Katie
Subject: USAFA monument creek land

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Dear Katie - Please note my opposition to this land grab based on 1) no environmental impact statement, and 2) inadequate time for community input and response. As a tax paying Colorado Springs resident I do not support or appreciate this inappropriate taking of important land including wetland and an endangered specie(s) in our community.

Respectfully, Scott

Scott Caulfield

Carleo, Katie

From: h.maio <h.maio@comcast.net>
Sent: Wednesday, January 16, 2019 9:51 AM
To: Carleo, Katie
Subject: Illegal Land grab

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!

I am writing in regards to the
*183.13 acres of federal lands to the City of Colorado Springs referencing:
CPC A 18-00124; CPC A 18-00125; CPC PUZ 18-00137; CPC PUP [18-00177](#)*

*This area contains wetlands and is habitat for an endangered species. The impact to Monument Creek and Fountain Creek has not been adequately addressed or studied. There will be significant impact to aquatic species in Monument and Fountain Creek.
Monument Creek currently has significant problems related to run-off from impervious surfaces and erosion. Carving out our federal lands for more development without adequately gauging the environmental impact is wrong! The comment period for the public to learn about and respond to this land grab is the shortest allowable by law and is intended to ensure that there isn't time for the community to respond. We need a longer comment period and a completed environmental assessment before this land grab process should be allowed to continue.*

*Thank you,
Heather Maio
4015 Valley Dr
Pueblo, CO 81008*

Carleo, Katie

From: Janet Rahmani <janrahmani10@gmail.com>
Sent: Wednesday, January 16, 2019 10:19 AM
To: Carleo, Katie
Subject: True North Masterplan Annexation

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I am writing to oppose the USAFA Annexation of 183.13 acres of federal lands to the City of Colorado Springs for development. This area contains wetlands. It is located near Monument Creek and will affect both that creek and Fountain Creek with runoff from impervious surfaces and erosion contributing to problems downstream of which the Springs has already been struggling with its affects on Fountain/Widefield and Pueblo. Do we need more of those problems? You need to provide a longer comment period and more robust completed environmental study before proceeding.

Thank you.
Jan Rahmani
9648 Snowberry Cir
Colorado Springs CO 80920

Carleo, Katie

From: HOLLY MILLER <hojomiller63@comcast.net>
Sent: Wednesday, January 16, 2019 10:20 AM
To: Carleo, Katie
Subject: USAFA annexation

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Hello, as a lifelong Colorado Springs resident, I would like to offer my opinion on the annexation of USAFA property for development.

Every inch of open land that is developed takes away from the reason people like to come and live here. The land in question is critical habitat for birds and other wildlife. It is also part of a dwindling corridor for wildlife to continue to exist in our urban, wild interface zones.

There are plenty of previously developed or dead spaces already available in our city where developers can build more inaccessibly priced homes. I think we can also all agree that we have plenty of Starbucks and Tokyo Joe's to go around so we don't need that there either.

Every step you make in favor of development like this makes this city less affordable and less desirable for the people like me who were born here and have loved it all along.

I vote NO WAY.

Holly Miller

1010 Custer Ave

Colorado Springs

719-229-1904

Carleo, Katie

From: david bayer <bayermedia94@gmail.com>
Sent: Wednesday, January 16, 2019 10:27 AM
To: Carleo, Katie
Subject: No to land grab

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Do not annex the 183 acres along monument creek.

Carleo, Katie

From: Jeremy Van Driessche <vandriessche.j@gmail.com>
Sent: Wednesday, January 16, 2019 11:04 AM
To: Carleo, Katie
Subject: Opposed to USAFA's land annexation to Colorado Springs

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 afternoon,

As an alumni of the US Air Force Academy, the development proposal to annex 183.13 acres from USAFA to the City of Colorado Springs is extremely discouraging. Every time I return to Colorado Springs I see the extensive amount of commercial and residential expansion taking place along the front range and the fact that USAFA is now on Colorado Springs' target list is concerning. President Eisenhower's wife was from Colorado, and as a family they spent much time here enjoying the vast beauty of the front range. President Eisenhower's affection toward Colorado and its rugged beauty is what prompted him to use his political influence to advocate for Colorado Springs to be the home of USAFA. It is this same natural beauty that draws so many visitors to Colorado 60 years later. As is the case with all military bases throughout the country, I believed USAFA to be a federally owned/protected land. I did not think I would see the day when Colorado Springs would put a price tag on USAFA's invaluable natural preserve, and rather than enjoy its natural state, would look to exploit it.

USAFA is home to a wide array of beautiful native species, to include the Preble's Meadow jumping mouse which is endemic to southern Wyoming and the front range of Colorado to include USAFA. This mouse is listed under the US Endangered Species Act and their habitat directly overlaps with the city's USAFA development proposal. I am not saying that mice are more important than humans, but I don't think this development and fattening the wallets of a few individuals is worth the protected mice's habitat destruction. I was fortunate to conduct field research as a cadet and I spent a lot of time out in the forests throughout USAFA, including the one targeted for development near the North Gate. This is a valuable field location allowing cadets to gather data, think critically, and expand their scientific reasoning. It would be a real shame to develop this area and degrade future cadet's research opportunities. I remember my time collecting data on USAFA fondly, and it was those moments that inspired me to continue my passion for research and to pursue higher levels of education in the field of biology. I would like future cadets to have that same, unhindered opportunity.

Lastly, USAFA is an "open base" with approximately 1 million visitors annually. This requires heightened levels of security to ensure the safety of our cadets as well as their guests. I worry that allowing for additional, civilian development would further compromise the safety of the military installation. A risk no base commander would ever accept.

I hope you will consider the negative ramifications of this development proposal rather than merely the price tag associated with this acreage. I am unable to attend the 17 Jan public meeting but I hope this email will serve to express my voice in opposition to the development proposal on USAFA.

Thank you.
Jeremy Van Driessche

Carleo, Katie

From: Lee Derr <theriverkids2003@yahoo.com>
Sent: Wednesday, January 16, 2019 10:10 AM
To: Carleo, Katie
Subject: Re: True North Commons_USAFA Annexation

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Thank you. I will look at the documents. I am glad to hear of the 125 acres of open space and hopeful of its protection in perpetuity. Your response adds a lot more detail to the uncertain posts going around. Transparency is so important!

Thanks,

Lee Derr

On Wednesday, January 16, 2019, 9:27:01 AM MST, Carleo, Katie <kcarleo@springsgov.com> wrote:

Thank you for your email in regards to the proposed True North Commons and USAFA Annexation.

This project includes applications for annexation of approximately 183 acres with associated zone change, master plan and concept plan establishment. Although the proposed annexation does consist of 183 acres, over 125 of those acres are dedicated per the master plan for open space. The overall developable acres will be just over 57 acres. The United States Airforce is the applicant and property owner for these applications and will ultimately remain the underling property owner.

The United States Airforce Academy petitioned the City for annexation on October 23, 2018. This annexation meets the Colorado State Statute requirements for any annexation being heard before a municipality. Since that time the proposed developer (for the 57 acres) prepared the land use applications required by the City and these have been reviewed by all applicable City agencies. In addition outside agencies including the United States Fish and Wildlife, the Army Corps of Engineers and Colorado Geologic Survey have reviewed the proposed applications as well as the Land Suitability Analysis that was completed and the currently proposed Environmental Assessment. All agency comments have been addressed for the subject applications and the proposals are moving forward to public hearing. You can view any of the related documents related to the City review on our website using the link below and entering any of the associated file numbers (CPC A 18-00124; CPC A 18-00125; CPC MP 18-00138; CPC PUP 18-00177; CPC PUZ 18-00137)

There will be a robust public hearing process ahead with the first meeting being before City Planning Commission held Thursday January 17, 2019 at 8:30AM at City Hall.

If you have any further questions please feel free to reach out to me via email.

Thank you

Katie Carleo



Catherine Carleo, AICP

Principal Planner | Northeast Team

Phone: (719) 385-5060

Email: kcarleo@springsgov.com

Land Use Review Division

City of Colorado Springs

30 South Nevada Avenue, Suite 105

Colorado Springs, CO 80901



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

Carleo, Katie

From: Allison Trop <allisontrop212@gmail.com>
Sent: Wednesday, January 16, 2019 10:10 AM
To: Carleo, Katie
Subject: Re: True North Commons_USAFA Annexation

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Again I urge the city to not go forward with this. Any development on this land will mar its natural beauty that the residents of this area moved here to have.

Allison Trop

Sent from my iPhone

On Jan 16, 2019, at 09:26, Carleo, Katie <kcarleo@springsgov.com> wrote:

Thank you for your email in regards to the proposed True North Commons and USAFA Annexation. This project includes applications for annexation of approximately 183 acres with associated zone change, master plan and concept plan establishment. Although the proposed annexation does consist of 183 acres, over 125 of those acres are dedicated per the master plan for open space. The overall developable acres will be just over 57 acres. The United States Airforce is the applicant and property owner for these applications and will ultimately remain the underling property owner.

The United States Airforce Academy petitioned the City for annexation on October 23, 2018. This annexation meets the Colorado State Statute requirements for any annexation being heard before a municipality. Since that time the proposed developer (for the 57 acres) prepared the land use applications required by the City and these have been reviewed by all applicable City agencies. In addition outside agencies including the United States Fish and Wildlife, the Army Corps of Engineers and Colorado Geologic Survey have reviewed the proposed applications as well as the Land Suitability Analysis that was completed and the currently proposed Environmental Assessment. All agency comments have been addressed for the subject applications and the proposals are moving forward to public hearing. You can view any of the related documents related to the City review on our website using the link below and entering any of the associated file numbers (CPC A 18-00124; CPC A 18-00125; CPC MP 18-00138; CPC PUP 18-00177; CPC PUZ 18-00137)

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If you have any further questions please feel free to reach out to me via email.

Thank you
Katie Carleo

<image001.png>

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

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

Carleo, Katie

From: Judith Rice-Jones <jricejon@gmail.com>
Sent: Wednesday, January 16, 2019 10:10 AM
To: Carleo, Katie
Subject: Re: True North Commons_USAFA Annexation

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Thanks Katie. See you tomorrow.

Sent from my iPhone

On Jan 16, 2019, at 9:26 AM, Carleo, Katie <kcarleo@springsgov.com> wrote:

Thank you for your email in regards to the proposed True North Commons and USAFA Annexation. This project includes applications for annexation of approximately 183 acres with associated zone change, master plan and concept plan establishment. Although the proposed annexation does consist of 183 acres, over 125 of those acres are dedicated per the master plan for open space. The overall developable acres will be just over 57 acres. The United States Airforce is the applicant and property owner for these applications and will ultimately remain the underling property owner.

The United States Airforce Academy petitioned the City for annexation on October 23, 2018. This annexation meets the Colorado State Statute requirements for any annexation being heard before a municipality. Since that time the proposed developer (for the 57 acres) prepared the land use applications required by the City and these have been reviewed by all applicable City agencies. In addition outside agencies including the United States Fish and Wildlife, the Army Corps of Engineers and Colorado Geologic Survey have reviewed the proposed applications as well as the Land Suitability Analysis that was completed and the currently proposed Environmental Assessment. All agency comments have been addressed for the subject applications and the proposals are moving forward to public hearing. You can view any of the related documents related to the City review on our website using the link below and entering any of the associated file numbers (CPC A 18-00124; CPC A 18-00125; CPC MP 18-00138; CPC PUP 18-00177; CPC PUZ 18-00137)

There will be a robust public hearing process ahead with the first meeting being before City Planning Commission held Thursday January 17, 2019 at 8:30AM at City Hall.

If you have any further questions please feel free to reach out to me via email.

Thank you
Katie Carleo

<image001.png>

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

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

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Carleo, Katie

From: Jamie Valdez <jamie_valdez@hotmail.com>
Sent: Wednesday, January 16, 2019 9:49 AM
To: Carleo, Katie
Subject: Re: True North Commons_USAFA Annexation

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Ms. Carleo,

With all due respect, your ridiculously short notice for the public hearing is a huge part of the problem, as is the extremely short public comment period. Furthermore, you purposely scheduled the hearing at 8:30AM on a weekday morning, one day from now, knowing full well that not many people would be able to take the time out of their schedules on such short notice. This is clearly designed to exclude those who are not paid to be there. Not acceptable! Let's not sugarcoat these facts. Shall we?

This is a very large development, according to the application and supporting documents - streets, parking lots, large visitors' center, two hotels with hundreds of rooms, etc, right on the highway entrance. The photo of the development looks like a giant white seashell parked right by the highway, so there's a significant visual deterioration also. There are a lot of documents with the county pages, including a geology report. So, it's a lot to digest if the public is to respond in any informed manner.

You very obviously have no concern for the will of the people or for the environmental impact on the area and haven't the slightest interest in our dissenting voices on the matter, as indicated by your reply, which doesn't even attempt to address our concerns.

Jamie Valdez
Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: "Carleo, Katie" <kcarleo@springsgov.com>
Date: 1/16/19 9:27 AM (GMT-07:00)
To:
Cc: "Carleo, Katie" <kcarleo@springsgov.com>
Subject: True North Commons_USAFA Annexation

Thank you for your email in regards to the proposed True North Commons and USAFA Annexation.

This project includes applications for annexation of approximately 183 acres with associated zone change, master plan and concept plan establishment. Although the proposed annexation does consist of 183 acres, over 125 of those acres are dedicated per the master plan for open space. The overall developable acres will be just over 57 acres. The United States Airforce is the applicant and property owner for these applications and will ultimately remain the underling property owner.

The United States Airforce Academy petitioned the City for annexation on October 23, 2018. This annexation meets the Colorado State Statute requirements for any annexation being heard before a municipality. Since that time the proposed developer (for the 57 acres) prepared the land use applications required by the City and these have been reviewed by all applicable City agencies. In addition outside agencies including the United States Fish and Wildlife, the Army Corps of

Engineers and Colorado Geologic Survey have reviewed the proposed applications as well as the Land Suitability Analysis that was completed and the currently proposed Environmental Assessment. All agency comments have been addressed for the subject applications and the proposals are moving forward to public hearing. You can view any of the related documents related to the City review on our website using the link below and entering any of the associated file numbers (CPC A 18-00124; CPC A 18-00125; CPC MP 18-00138; CPC PUP 18-00177; CPC PUZ 18-00137)

There will be a robust public hearing process ahead with the first meeting being before City Planning Commission held Thursday January 17, 2019 at 8:30AM at City Hall.

If you have any further questions please feel free to reach out to me via email.

Thank you
Katie Carleo



Catherine Carleo, AICP

Principal Planner | Northeast Team

Phone: (719) 385-5060

Email: kcarleo@springsgov.com

Land Use Review Division

City of Colorado Springs

30 South Nevada Avenue, Suite 105

Colorado Springs, CO 80901



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Carleo, Katie

From: Carleo, Katie
Sent: Wednesday, January 16, 2019 9:27 AM
Cc: Carleo, Katie
Subject: True North Commons_USAFA Annexation

Thank you for your email in regards to the proposed True North Commons and USAFA Annexation. This project includes applications for annexation of approximately 183 acres with associated zone change, master plan and concept plan establishment. Although the proposed annexation does consist of 183 acres, over 125 of those acres are dedicated per the master plan for open space. The overall developable acres will be just over 57 acres. The United States Airforce is the applicant and property owner for these applications and will ultimately remain the underling property owner.

The United States Airforce Academy petitioned the City for annexation on October 23, 2018. This annexation meets the Colorado State Statute requirements for any annexation being heard before a municipality. Since that time the proposed developer (for the 57 acres) prepared the land use applications required by the City and these have been reviewed by all applicable City agencies. In addition outside agencies including the United States Fish and Wildlife, the Army Corps of Engineers and Colorado Geologic Survey have reviewed the proposed applications as well as the Land Suitability Analysis that was completed and the currently proposed Environmental Assessment. All agency comments have been addressed for the subject applications and the proposals are moving forward to public hearing. You can view any of the related documents related to the City review on our website using the link below and entering any of the associated file numbers (CPC A 18-00124; CPC A 18-00125; CPC MP 18-00138; CPC PUP 18-00177; CPC PUZ 18-00137)

There will be a robust public hearing process ahead with the first meeting being before City Planning Commission held Thursday January 17, 2019 at 8:30AM at City Hall.

If you have any further questions please feel free to reach out to me via email.
Thank you
Katie Carleo



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

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



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Carleo, Katie

From: Richard Tavenner <richardtavenner@hotmail.com>
Sent: Wednesday, January 16, 2019 11:48 AM
To: Lobato, Elena
Cc: Carleo, Katie
Subject: Re: email correspondence to board members question

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Elena, thank you for the quick response. Below is my correspondence for the Board.

----- CUT LINE -----

Members of the Colorado Springs City Planning Commission

To whom it may concern

I am writing to you to voice my non-support of the proposed city annexation and city supported development of the USAFA Northgate area (i.e. the New visitor center, hotel, coffee shop, etc).

I believe this a bad and poorly conceived plan for the city to undertake. If the Air Force wants to do it then fine let them, but do not bring the City of Colorado Springs into the mess. Personally, it is my opinion that the Air Force and Dept of Defense is being sold a song and plan that will not come to realization. People visit the Air Force Academy to see the Academy grounds, the chapel, etc. Not some distant view from I-25.

Just exactly how many times have visitors not been allowed onto the premise in the last 17 years? Yes, during 9/11 all military and lots of Gov't facilities had restricted access. That will happen from time to time. It is a part of the new reality we live in today.

Again, I do not support the annexation of the USAFA property by the City of Colorado Springs and further tax dollars spent to support this effort. Please do not allow this development to continue to proceed.

Richard Tavenner
8725 Bellcove Circle
Colorado Springs, CO
719.313.6222

----- CUT LINE -----

From: Lobato, Elena <Elena.Lobato@coloradosprings.gov>
Sent: Wednesday, January 16, 2019 11:43 AM
To: Richard Tavenner
Cc: Carleo, Katie
Subject: Re: email correspondence to board members question

Hello Mr. Tavenner,

Thank you for reaching out. The best way is to email me what you would like the Planning Commission to consider. I will ensure the Planning Commission receives your correspondence. Please also include Katie Carleo (who is cc'd on this email) on the email, as she is the case planner and will add your correspondence to the file.

If at all possible, send me the correspondence as quickly as you can so I can distribute to the Planning Commissioners before tomorrows meeting to review.

Also, if you have any questions regarding the USAFA annexation, Katie Carleo would be your point of contact.

kcarleo@springsgov.com

Warmest Regards,

~Elena

Elena Lobato
Administrative Technician
City of Colorado Springs
30 S Nevada Av, Suite 603 (MC 635)
Colorado Springs, CO 80903
Office 719.385.5608
Elena.Lobato@ColoradoSprings.gov



From: Richard Tavenner <RichardTavenner@hotmail.com>
Sent: Wednesday, January 16, 2019 11:33 AM
To: Lobato, Elena
Subject: email correspondence to board members question

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Hello,

I am unable to attend the Planning Commission meeting on 17 Jan 2019, concerning the proposed city annexation of DoD/USAFA owned property at Northgate. How do I get my input to the board members?

Thank you
Richard Tavenner

Carleo, Katie

From: fran silva-blayney <franblayney@hotmail.com>
Sent: Wednesday, January 16, 2019 10:52 AM
To: Carleo, Katie
Subject: Fwd: ASFA Annexation

Categories: REMINDER/ Follow-up

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From: Frances Blayney <franblayney@hotmail.com>
Subject: ASFA Annexation
Date: January 15, 2019 at 9:13:53 AM MST
To: kcarleo@springsgov.com

I am writing to oppose the USAFA Annexation of 183.13 acres of federal lands to the City of Colorado Springs referencing:
CPC A 18-00124; CPC A 18-00125; CPC PUZ 18-00137; CPC PUP 18-00177

This area contains wetlands and is habitat for an endangered species. The impact to Monument Creek and Fountain Creek has not been adequately addressed or studied. There will be significant impact to aquatic species in Monument and Fountain Creek. Monument Creek currently has significant problems related to run-off from impervious surfaces and erosion. Carving out our federal lands for more development without adequately gauging the environmental impact is wrong! The comment period for the public to learn about and respond to this land grab is the shortest allowable by law and is intended to ensure that there isn't time for the community to respond.

We need a longer comment period and a completed environmental assessment before this land grab process should be allowed to continue.

Respectfully,
Fran Silva-Blayney

"Do unto those downstream as you would have those upstream do unto you" Wendell Berry
Tel: 719-233-1010
franblayney@hotmail.com

Carleo, Katie

From: Sarah Bender <sembender@gmail.com>
Sent: Tuesday, January 15, 2019 2:24 PM
To: Carleo, Katie
Subject: Re: USAFA Annexation - True North Commons

Categories: REMINDER/ Follow-up

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 for this information, Ms. Carleo. I appreciate your quick response.

Sarah Bender

On Jan 14, 2019, at 5:09 PM, Carleo, Katie <kcarleo@springsgov.com> wrote:

Thank you for your email in regards to the proposed True North Commons and USAFA Annexation. This project includes applications for annexation of approximately 183 acres with associated zone change, master plan and concept plan establishment. Although the proposed annexation does consist of 183 acres, over 125 of those acres are dedicated per the master plan for open space. The overall developable acres will be just over 57 acres. The United States Airforce is the applicant and property owner for these applications and will ultimately remain the underling property owner.

The United States Airforce Academy petitioned the City for annexation on October 23, 2018. This annexation meets the Colorado State Statute requirements for any annexation being heard before a municipality. Since that time the proposed developer (for the 57 acres) prepared the land use applications required by the City and these have been reviewed by all applicable City agencies. In addition outside agencies including the United States Fish and Wildlife, the Army Corps of Engineers and Colorado Geologic Survey have reviewed the proposed items. All agency comments have been addressed and the proposed applications are moving forward to public hearing.

There will be a robust public hearing process ahead with the first meeting being before City Planning Commission held Thursday January 17, 2019 at 8:30AM at City Hall.

If you have any further questions please feel free to reach out to me via email.

Thank you
Katie Carleo

<image001.png>

Catherine Carleo, AICP

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

Land Use Review Division

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



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Carleo, Katie

From: Bill Beaudin <bill.beaudin@gmail.com>
Sent: Tuesday, January 15, 2019 9:57 AM
To: Carleo, Katie
Cc: Skorman, Richard; Stan VanderWerf
Subject: Re: USAFA Annexation - True North Commons

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Categories: REMINDER/ Follow-up

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 Katie, Just some preliminary questions, as so little is known to me, at this point: a) I'm not sure how it is that the City rather than County is involved with the Air Force Academy, thinking that it once was all County land? b) Is the City the present owner of this land? c) What assurances are in place that will insure that the 125 acres mentioned-remains Open Space forever?, d) what distance is Monument Creek (with many serious Storm Water issues)- from the proposed structure? e) How has it been determined that the Preble Jumping Mouse (a protected species, I believe?) will not be impaired by any of the construction or use of the new Facility?, and f) what notice has been given to the Public about the Meeting on 1/17, as many seem completely unaware of the first meeting coming up on Thursday; has it been announced on local T.V. stations for example?!

You can tell that I and several others have been caught off guard by this situation, and based on how Strawberry Fields was handled (perhaps by a different Planning Team?), with many whom were affected- feeling that it was essentially a land grab and a giveaway to the Broadmoor!

I think it fair to say that the City lost a great deal of credibility in terms of lack of Transparency in that situation, where many Citizens felt it was a bad deal -done mostly behind closed doors!

My guess is that future projects in the near term will suffer from the lack of trust brought about by the handling of Strawberry Fields, and that it will not be soon forgotten; if ever?

*I see that you're on the N.E. Team, so perhaps you were not involved in the previous situation mentioned, which so affected Trust in the City and the Mayor, but the bad feelings from that transaction are still very much in the air, as they say.

Sincerely,
Bill Beaudin

From: Carleo, Katie

Sent: Monday, January 14, 2019 5:09 PM
Cc: Carleo, Katie
Subject: USAFA Annexation - True North Commons

Thank you for your email in regards to the proposed True North Commons and USAFA Annexation. This project includes applications for annexation of approximately 183 acres with associated zone change, master plan and concept plan establishment. Although the proposed annexation does consist of 183 acres, over 125 of those acres are dedicated per the master plan for open space. The overall developable acres will be just over 57 acres. The United States Airforce is the applicant and property owner for these applications and will ultimately remain the underling property owner.

The United States Airforce Academy petitioned the City for annexation on October 23, 2018. This annexation meets the Colorado State Statute requirements for any annexation being heard before a municipality. Since that time the proposed developer (for the 57 acres) prepared the land use applications required by the City and these have been reviewed by all applicable City agencies. In addition outside agencies including the United States Fish and Wildlife, the Army Corps of Engineers and Colorado Geologic Survey have reviewed the proposed items. All agency comments have been addressed and the proposed applications are moving forward to public hearing.

There will be a robust public hearing process ahead with the first meeting being before City Planning Commission held Thursday January 17, 2019 at 8:30AM at City Hall.

If you have any further questions please feel free to reach out to me via email.
Thank you
Katie Carleo



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

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



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Please consider the environment before printing this e-mail.

Carleo, Katie

From: Jillian Combs <jilliancombz@gmail.com>
Sent: Monday, January 14, 2019 8:57 PM
To: Carleo, Katie
Subject: Re: USAFA Annexation - True North Commons
Attachments: image001.png

Categories: REMINDER/ Follow-up

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

Ms. Carleo,

Thank you for the information, however, this has not changed my outlook. Please vote against this annexation.

Very Respectfully,
Jillian Combs

On Mon, Jan 14, 2019, 6:09 PM Carleo, Katie <kcarleo@springsgov.com> wrote:

Thank you for your email in regards to the proposed True North Commons and USAFA Annexation.

This project includes applications for annexation of approximately 183 acres with associated zone change, master plan and concept plan establishment. Although the proposed annexation does consist of 183 acres, over 125 of those acres are dedicated per the master plan for open space. The overall developable acres will be just over 57 acres. The United States Airforce is the applicant and property owner for these applications and will ultimately remain the underling property owner.

The United States Airforce Academy petitioned the City for annexation on October 23, 2018. This annexation meets the Colorado State Statute requirements for any annexation being heard before a municipality. Since that time the proposed developer (for the 57 acres) prepared the land use applications required by the City and these have been reviewed by all applicable City agencies. In addition outside agencies including the United States Fish and Wildlife, the Army Corps of Engineers and Colorado Geologic Survey have reviewed the proposed items. All agency comments have been addressed and the proposed applications are moving forward to public hearing.

There will be a robust public hearing process ahead with the first meeting being before City Planning Commission held Thursday January 17, 2019 at 8:30AM at City Hall.

If you have any further questions please feel free to reach out to me via email.

Thank you

Carleo, Katie

From: Carleo, Katie
Sent: Monday, January 14, 2019 5:10 PM
Cc: Carleo, Katie
Subject: USAFA Annexation - True North Commons

Categories: REMINDER/ Follow-up

Thank you for your email in regards to the proposed True North Commons and USAFA Annexation. This project includes applications for annexation of approximately 183 acres with associated zone change, master plan and concept plan establishment. Although the proposed annexation does consist of 183 acres, over 125 of those acres are dedicated per the master plan for open space. The overall developable acres will be just over 57 acres. The United States Airforce is the applicant and property owner for these applications and will ultimately remain the underling property owner.

The United States Airforce Academy petitioned the City for annexation on October 23, 2018. This annexation meets the Colorado State Statute requirements for any annexation being heard before a municipality. Since that time the proposed developer (for the 57 acres) prepared the land use applications required by the City and these have been reviewed by all applicable City agencies. In addition outside agencies including the United States Fish and Wildlife, the Army Corps of Engineers and Colorado Geologic Survey have reviewed the proposed items. All agency comments have been addressed and the proposed applications are moving forward to public hearing.

There will be a robust public hearing process ahead with the first meeting being before City Planning Commission held Thursday January 17, 2019 at 8:30AM at City Hall.

If you have any further questions please feel free to reach out to me via email.

Thank you
Katie Carleo



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

Land Use Review Division
City of Colorado Springs
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Please consider the environment before printing this e-mail.

Carleo, Katie

From: Pam Zubeck <zubeck@csindy.com>
Sent: Monday, January 14, 2019 2:26 PM
To: Melchor, Kim; Carleo, Katie
Subject: True North masterplan

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Hello. Can you give us information on the annexation of 183 acres of Air Force Academy property into the city and why there hasn't been much notice given to citizens that the deadline for public comments is this Thursday?

Why is this property being annexed? Who petitioned for the annexation? Will the property be conveyed to a developer? Which one? What kind of stormwater provisions will be made if this land comes into the city? What body hears this item at the Jan. 17 meeting at City Hall? Planning commission? City Council?

I need to write a noted item on this today, so need to hear back ASAP.

Pam Zubeck, senior reporter
The Independent
235 S. Nevada Ave.
Colorado Springs, CO 80903
Office: 719-578-2853
Cell: 719-650-4519
zubeck@csindy.com

Carleo, Katie

From: Chrissy Mott <c_mott44@yahoo.com>
Sent: Wednesday, January 16, 2019 11:54 AM
To: Carleo, Katie
Cc: CNHP@colostate.edu; colorado@tnc.org
Subject: Concerns on USAFA North Gate annexation of protected habitat

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Dear Ms. Carleo,

I am a 2004 USAFA graduate and former Assistant Professor in the USAFA Department of Biology, and I am deeply concerned by the proposed annexation of USAFA property to the city of Colorado Springs for development of a new Visitor Center. I am aware that the city would like to showcase the USAFA and other important local activities, but that should *not* justify encroachment on protected lands, critical watershed corridors, or endangered species habitat. The US Air Force Academy property in question along Monument Creek fits all of the above descriptions.

This section of the property (and downstream sites in Monument Creek) provides numerous opportunities for both cadet education and critical ecological research. USFWS personnel and Natural Resource Managers on the installation completed significant riparian restoration work in that same area in response to severe flooding issues after non-porous surface development across I-25 from the North Gate area. USFWS personnel have repeatedly presented significant concerns to the USAFA leadership regarding development of these surface types in close proximity to Monument Creek, both on and off installation, due to the previous damage to this critical riparian corridor (USAFA Natural Resources, 2013).

I recall from my own graduate work that it is not permissible under the Endangered Species Act to develop habitat where endangered species may reside. Can you tell me if the proposed acreage has been properly surveyed for Prebles Meadow Jumping Mouse (PMJM)? Was it determined to be insufficient as PMJM habitat, though it has long been a critical corridor for this species along Monument Creek? Under what authority does the city intend to develop this federally-protected habitat and adjacent corridor?

Have all requirements under NEPA and NAGPRA been accomplished prior to project execution? Has an Environmental Impact Statement been provided to the City of Colorado Springs for this piece of (at present, still federally-managed) property for the downstream effects in the Monument Creek watershed? Do you have a list of appropriate peer-reviewed scientific literature used to support these documents?

It is my understanding that the development contract has already been awarded to a Blue and Silver Development Partners, LLC, a name clearly associated with a graduate of the institution, though I can find no professional website offering information on the company. It seems that they were one of only two companies to bid for the contract. Some basic Google skills reveal that the responsible party for this brand-new LLC is a 1983 USAFA graduate who actually owns the parent company (Matrix Design Group) that assisted in producing some of the documents for the proposed project. According to his resume available on the Matrix website, he also sits on the USAFA Endowment Board.

The voters and taxpayers of Colorado cherish the natural beauty of their environment and unobstructed views of the mountains above almost all else. I'm not sure developing on or directly adjacent to one of the few habitats remaining for a federally-protected species in Monument Creek is the right call for Colorado Springs.

Thank you for your time.

Respectfully,

Christine M. Mott

USAFA Class of 2004

Cmm925@nau.edu

C_mott44@yahoo.com

Carleo, Katie

From: Danny Arndt <dannyarndt38@gmail.com>
Sent: Wednesday, January 16, 2019 12:12 PM
To: Carleo, Katie
Subject: USAFA Annexation

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!

Hello, just emailing to inform you I do not support this annexation.

Signed,
Proud USAFA Graduate

Carleo, Katie

From: Bill Beaudin <bill.beaudin@gmail.com>
Sent: Wednesday, January 16, 2019 12:38 PM
To: Carleo, Katie
Subject: Re: USAFA Annexation - True North Commons
Attachments: AFACHapelSideView.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: REMINDER/ Follow-up

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Thank you for your prompt reply, Katie. I had asked about the distance from any structure to Monument Creek, if you have that in your data?

One additional question is about money: Are any City monies (that aren't recoverable) being spent on this project in it's entirety?

I've been retired for many moons now (from IBM), and then became a Nature Photographer and Water & Wildlife Conservationist for 30 years or so, as you might surmise from my question regarding the Preble's mouse and distance from Monument Creek?

So, I'm made it my thing, to speak up to insure that protections are in fact in place to cover: Water and Wildlife, as I'm able, and become aware of various situations, which might possibly affect these Environmental issues, or not? In a way (without making it sound too lofty), I'm doing my continuing Conservation work as a Senior guy- for our Collective Grandchildren.

The very best to you this day,

Bill & Ida Beaudin
From the Ridge

P.S. I noticed in rereading my original email below, that any time I used either a apostrophe or quote marks that it translated to 3 question marks? I had a few questions, but not that many! I've used a couple of quote marks to test your system against mine, to see if we can figure out the issue?

From: Carleo, Katie
Sent: Wednesday, January 16, 2019 10:20 AM
To: Bill Beaudin
Subject: RE: USAFA Annexation - True North Commons

Mr. Beaudin –

Thank you for the updated email, I have some follow-up information for you for the additional questions you had on the project. Any property own can petition a municipality for annexation if they meet the state statute governing annexation. In this case USAFA is looking to site the projects in the City to follow the City process for development

including access to City utilities. The area identified on the master plan as open space covers a portion over Interstate 25 as well as some steep slope areas, but beyond this if any changes were to be proposed anytime in the future the owner would be required to come back through the City process, involving the citizen comment opportunity, and would have to seek approval of that change with City Council.

There has been an Environmental Assessment done which includes review by the US Fish and Wildlife Services, the Army Corps of Engineers and several other federal departments related to the protection of the Preble's Meadow Jumping Mouse. Along with this all other standard City processes have been followed and information posted out to the community. The initial posting out to the community was on October 29th, 2018 and it is only up until the past week that I have received any public comment. The site was posted, postcards were mailed to all property owners within 1000-foot buffer of the project site and well as all documents were posted to the City website once they were received by the City Planning Department; all of which follows our standard public noticing process.

I hope this answers your questions.
If you do have others please let me know.
Thank you



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

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



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Please consider the environment before printing this e-mail.

From: Bill Beaudin [<mailto:bill.beaudin@gmail.com>]
Sent: Tuesday, January 15, 2019 9:57 AM
To: Carleo, Katie <kcarleo@springsgov.com>
Cc: Skorman, Richard <rskorman@springsgov.com>; Stan VanderWerf <StanVanderWerf@elpasoco.com>
Subject: Re: USAFA Annexation - True North Commons
Importance: High

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Dear Katie, Just some preliminary questions, as so little is known to me, at this point: a) I???m not sure how it is that the City rather than County is involved with the Air Force Academy, thinking that it once was all County land? b) Is the City the present owner of this land? c) What assurances are in place that will insure that the 125 acres mentioned-???remains??? Open Space forever?, d) what distance is Monument Creek (with many serious Storm Water issues)- from the proposed structure? e) How has it been determined that the Preble Jumping Mouse (a protected species, I believe?) will not be impaired by any of the construction or use of the new Facility?, and f) what notice has been given to the Public about the Meeting on 1/17, as many seem completely ???unaware??? of the first meeting coming up on Thursday; has it been announced on local T.V. stations for example?!

You can tell that I and several others have been caught off guard by this situation, and based on how ???Strawberry Fields??? was handled (perhaps by a different Planning Team?), with many whom were affected- feeling that it was essentially a ???land grab??? and a giveaway to the Broadmoor!

I think it fair to say that the City lost a great deal of credibility in terms of lack of Transparency in that situation, where many Citizens felt it was a bad deal -done mostly behind closed doors!

My guess is that future projects in the near term will suffer from the lack of trust brought about by the handling of Strawberry Fields, and that it will not be soon forgotten; if ever?

*I see that you???re on the N.E. Team, so perhaps you were not involved in the previous situation mentioned, which so affected ???Trust??? in the City and the Mayor, but the bad feelings from that transaction are still very much ???in the air???, as they say.

Sincerely,
Bill Beaudin

From: Carleo, Katie
Sent: Monday, January 14, 2019 5:09 PM
Cc: Carleo, Katie
Subject: USAFA Annexation - True North Commons

Thank you for your email in regards to the proposed True North Commons and USAFA Annexation. This project includes applications for annexation of approximately 183 acres with associated zone change, master plan and concept plan establishment. Although the proposed annexation does consist of 183 acres, over 125 of those acres are dedicated per the master plan for open space. The overall developable acres will be just over 57 acres. The United States Airforce is the applicant and property owner for these applications and will ultimately remain the underling property owner.

The United States Airforce Academy petitioned the City for annexation on October 23, 2018. This annexation meets the Colorado State Statute requirements for any annexation being heard before a municipality. Since that time the proposed developer (for the 57 acres) prepared the land use applications required by the City and these have been reviewed by all applicable City agencies. In addition outside agencies including the United States Fish and Wildlife, the Army Corps of Engineers and Colorado Geologic Survey have reviewed the proposed items. All agency comments have been addressed and the proposed applications are moving forward to public hearing.

There will be a robust public hearing process ahead with the first meeting being before City Planning Commission held Thursday January 17, 2019 at 8:30AM at City Hall.

If you have any further questions please feel free to reach out to me via email.
Thank you
Katie Carleo



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

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



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Please consider the environment before printing this e-mail.

Carleo, Katie

From: Regan <stitchrtk@gmail.com>
Sent: Wednesday, January 16, 2019 1:41 PM
To: Carleo, Katie
Subject: Stop the USAFA Development

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!

DO not allow this land to be developed. Please adhere to the Endangered Species Act and NEPA! This land is a valuable resource as it is - natural.

I also hope the USAFA Graduate that managed to secure this contract and keep the notices out of the news loses.

A concerned citizen

Carleo, Katie

From: koonzie 303 <koonzie303@gmail.com>
Sent: Wednesday, January 16, 2019 2:31 PM
To: Carleo, Katie
Subject: USAFA Annexation

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 Afternoon Ms. Carleo,

I am writing you concerning the Annexation proposal of many miles of USAFA's beautiful property. The development of this area would be incredibly unfortunate, as it would wipe out the beautiful trails and natural resources the people in Colorado Springs are so fortunate to have. What would a better way than to welcome visitors those returning to their homes to Colorado Springs than with the nature already part of the landscape? The mountains are such a vital part of who we are in Colorado and to obstruct that view with a development will add only a jarring, artificial attempt at beauty to Colorado Springs.

The wildlife of USAFA's property is also at stake with the development of the area. This land serves as a home to unique species and to develop it up would very much be like someone tearing up our own houses to construct a new restaurant. If the habitats of these species are removed with no thought towards their survival, they will be put at risk for extinction, which will simply contribute to the growing numbers of threatened and extinct species spreading across the world.

We have a job, as individuals living in Colorado Springs, to maintain the natural beauty present here. The mountains, paths, and fields represent Colorado Springs and a disruption of those would redefine who we are; do we want that? I would think the answer is no, because we are so incredibly fortunate to have nature right at our fingertips. I ask you to think about the numerous students, children, and adults of all ages who benefit from the opportunities to see the beauty of Colorado and the wildlife we have. Building a development to "welcome" visitors to Colorado Springs will destroy all of those things. I ask you to look beyond monetary gain with the Annexation of USAFA's property to what we value: the natural beauty Colorado Springs already has to offer.

I strongly vote against this proposal to tear up the land on the USAFA campus and hope that the citizens of Colorado Springs will recognize the mountains are what make Springs so unique and welcoming without the addition of any development.

If you have any questions or concerns, please feel free to respond to this email.

Thank you for your time and consideration on this matter,

Katie Koonz

Carleo, Katie

From: Velma Campbell, MD <vlcampb@comcast.net>
Sent: Wednesday, January 16, 2019 2:49 PM
To: Carleo, Katie
Subject: USAFA Annexation of federal lands to the City of Colorado Springs referencing: ,CPC A 18-00124; CPC A 18-00125; CPC PUZ 18-00137; CPC PUP 18-00177

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To Ms. Carleo

I am writing to request an extension of the comment period and additional public hearings, in non-work hours, regarding the project known as True North Commons involving the USAFA Annexation of 183.13 acres of federal lands to the City of Colorado Springs referencing: CPC A 18-00124; CPC A 18-00125; CPC PUZ 18-00137; CPC PUP 18-00177.

Unfortunately, the announced public comment period and the timing of the public hearing do not allow adequate time for review of the available documents by members of the concerned public, and the hearing time is unlikely to be accessible by anyone who has to work in the daytime, or who is not being paid to attend the meeting as part of their job. This is a large, complex project, involving streets, parking lots, dense use buildings, and interface with natural areas and the Monument Creek area. Review of some of the documentation does not satisfy me that a full environmental impact review has been done, and stream / wetlands issues considered.

As a member of a downstream Fountain Creek community, I have a basis for concern about large, impactful projects on the watershed, including aggravation of run-off pollution and flooding on the Fountain, adequacy of sewage and storm sewer management, and also protection of natural areas essential for the health of the streams involved, including the Fountain Creek and ultimately the Arkansas River.

Thank you for your consideration. I look forward to your response, hoping that there will be additional time for public concerns to be addressed.

Velma L. Campbell, MD

Carleo, Katie

From: L <lmcase@hotmail.com>
Sent: Wednesday, January 16, 2019 3:07 PM
To: Carleo, Katie
Subject: North Gate Development Proposal

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Dear Ms. Carleo,

As a biologist, physician, DOD employee at USAFA, and outdoor enthusiast, I disagree with allowing development of this rich ecotone.

No, no, a thousand times no!

"Dont it always seem to go, that you dont know what you got til it's gone..."

V/R,

Dr. Linda M. Case

Carleo, Katie

From: Hanna Jo Guckenberger <hannajog@gmail.com>
Sent: Wednesday, January 16, 2019 3:20 PM
To: Carleo, Katie
Subject: don't take the land
Attachments: USAFA Annexation Proposal.jpg

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!

As a resident of Colorado Springs I love looking at the wooded mountains surrounding the Air Force Academy.
Do not take the land!

Carleo, Katie

From: Melissa Weymouth <melissaaweymouth@gmail.com>
Sent: Wednesday, January 16, 2019 3:35 PM
To: Carleo, Katie
Subject: USAF annexation

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 Katie,

I am writing to oppose the USAFA Annexation of 183.13 acres of federal lands to the City of Colorado Springs referencing:
CPC A 18-00124; CPC A 18-00125; CPC PUZ 18-00137; CPC PUP 18-00177

This area contains wetlands and is habitat for an endangered species. The impact to Monument Creek and Fountain Creek has not been adequately addressed or studied. There will be significant impact to aquatic species in Monument and Fountain Creek.

Monument Creek currently has significant problems related to run-off from impervious surfaces and erosion. Carving out our federal lands for more development without adequately gauging the environmental impact is wrong! The comment period for the public to learn about and respond to this land grab is the shortest allowable by law and is intended to ensure that there isn't time for the community to respond.

We need a longer comment period and a completed environmental assessment before this land grab process should be allowed to continue.

Sincerely,

Melissa Weymouth

Carleo, Katie

From: Heather Rainey <heathersmith03@hotmail.com>
Sent: Wednesday, January 16, 2019 4:24 PM
To: Carleo, Katie
Subject: USAFA Annexation

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Good evening! I am writing in regards to the proposed USAFA Annexation of 183.13 acres to the City of Colorado Springs. I must voice my concerns about this idea. I am under the impression that the plans are to build a business park in this area? I must say I am deeply saddened and concerned about the rapid building in our beautiful city. Every day I drive by more construction sites, most for businesses or apartments or neighborhoods with tiny tiny lots. I see the pronghorn being chased out of Black Forest as the builders take over more and more land. I see our mountain views being obstructed with more and more buildings. I hear complaints from friends and neighbors. Our city is currently known for being an outdoorsy area with wildlife and clean air, but are we protecting that? Tourists come here for the mountains and the wildlife, will they come when we've ruined all that? Will our current residents stay when everything they love is gone? Likely not on both accounts. Not to mention the devastation to the wildlife. As city employees it is your job to protect these things, otherwise we just become another overrun city with dirty air and no wildlife. Please consider protecting the beauty of this land and in doing so you will protect the appeal. Adding another business park is not needed, it will ruin yet more land and more views. The USAFA is a lovely area with beautiful views, it is also home to many forms of wildlife such as elk, deer, and turkey. Please consider keeping their land free from buildings, and keeping our views and recreational areas free from buildings as well.

Sincerely,

Heather Rainey