

Van Nimwegen, Hannah

From: Dale Giebink <djgiebink@outlook.com>
Sent: Tuesday, April 28, 2020 12:51 PM
To: Van Nimwegen, Hannah
Subject: Re: Update on Development - Palermo Filings 3, 4, and 5

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Dear Ms Van Nimwegen,

Thank you for the update about the Planning Commission hearing on 30 April.

As a home owner on Silver Creek Dr, which is adjacent to some of the proposed development, I continue to have a question about the proposed building of homes so close to Black Squirrel Creek on the south edge of this plan. The plans show plots for homes just a few yards from the creek bed itself. Not only is Black Squirrel Creek a natural drainage and green space, and important animal habitat, but it is suppose to be a protected Preble Mouse Habitat with a significant setback for any building. The proposed building plots are well over the US Fish and Wildlife Service setback limits of 120 meters (394 ft).

Who in the City Planning Department oversees and enforces this setback?

See link below to critical Preble mouse habitat on Black Squirrel Creek.

[https://www.fws.gov/mountain-prairie/es/species/mammals/preble/CRITICAL%20HABITAT/2010 Critical Habitat Maps/PMJM CriticalHabitat Unit11.pdf](https://www.fws.gov/mountain-prairie/es/species/mammals/preble/CRITICAL%20HABITAT/2010%20Critical%20Habitat%20Maps/PMJM%20CriticalHabitat%20Unit11.pdf)

www.fws.gov

Critical Habitat for the Preble's Meadow Jumping Mouse Unit 11 - Monument Creek - 25 - 105 - 83 - 21 Black Squirrel Creek Monument Branch Dirty Woman Creek

www.fws.gov

Thank you.

Dale Giebink
2017 Silver Creek Dr.
Colorado Springs, CO

From: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Sent: Monday, April 6, 2020 7:22 AM
Subject: Update on Development - Palermo Filings 3, 4, and 5

Hello all,

This email is to let you know that we have been directed to schedule a tentative Planning Commission hearing for the above project on April 30th at 8:30 a.m. This date could still be postponed to May, though.

I will keep this group up to date as I learn more information. Please continue to check your emails up until the morning of the tentative hearing date, since it is possible that a postponement may come in late the night before.

Thanks and please let me know if you have any questions,



Hannah E. Van Nimwegen, AICP

Senior Comprehensive Planner

Phone: (719) 385-5365

Email: Hannah.VanNimwegen@coloradosprings.gov

Comprehensive Planning

City of Colorado Springs

30 South Nevada Ave, Suite 701

Colorado Springs, CO 80901

AS OF DECEMBER 23RD ALL PLANNING OFFICES WILL BE LOCATED IN SUITE 700

Van Nimwegen, Hannah

From: Sean Helzer <sean@helzers.com>
Sent: Monday, April 27, 2020 11:31 PM
To: Van Nimwegen, Hannah
Subject: Palermo Filings 3, 4 and 5 Comments

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Hannah,

My name is Sean Helzer. I live in the Wildwood Pass neighborhood and wanted to send you some quick comments on the planned development in our area.

Overall I'm concerned about availability of affordable housing in our city. Single Family home development is pricing many people out of being able to own or even rent homes in our city as it is much of the state. With the recent Covid-19 crisis we need affordable housing in our city more than ever before. Most economists believe that we are headed into a recession and building expensive homes on 3.5 acre lots does not make sense to me right now.

A while back I came across a video on Single Family zoning from City Beautiful that I thought was interesting and I wanted to pass it along.

<https://www.youtube.com/watch?v=ajSEIdjkU8E>

I don't expect much to change in the short term but I think we need make moves to support affordable housing, especially in the north side of town.

Thank you for your time,

Sean Helzer
719.339.2724
11661 Black Maple Lane
Colorado Springs, CO 80921

Van Nimwegen, Hannah

From: SWIONTLE23 SWIONTEK <swiontle23@comcast.net>
Sent: Monday, April 20, 2020 2:27 PM
To: Van Nimwegen, Hannah
Subject: questions on meeting

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Hannah,

Can we send you questions we have that can be answered? If so:

Our small neighborhood of Deer Creek already has significant traffic coming through from Flying Horse on Ridgeline. The majority of which is not following the speed limit at all. With that being said I have a few questions:

1. The city put a sign up for 25mph on Ridgeline just south of Fieldcrest, however this sign is behind the trees and cannot be seen until you are right on it heading south. Can we not have a sign right before you enter Deer Creek subdivision from Flying Horse that can be seen? Better yet a stop sign would be great at Ridgeline and Fieldcrest.

a. How about a sign with flashing yellow lights telling of a curve ahead and slow down. A similar sign and 2 stop signs were installed on Templeton Gap road that runs around the neighborhood south of Dublin and west of Powers. This is a collector street also.

b. We live on Fieldcrest east of Ridgeline. It is becoming dangerous to cross Ridgeline here in our own neighborhood at certain times. The mailman came through the other day in his truck coming from Flying Horse, traveling at least 40mph into our neighborhood! We now know why this is called "Flying" Horse!!!

2. When this new part of the development of Flying Horse to the southeast of Deer Creek starts building, all that traffic will then be coming on Silver Creek to Snowflake.

a. These 2 streets are not meant to hold that much traffic. And once again **all traffic will be coming through our neighborhood**. No one elses.

b. Can there not be a street made through to connect to HWY 83 at the light with Shoup? Or anywhere else to take some of the load off of our neighborhood?

3. What about the light at Voyager and Ridgeline? This light already has anywhere from 10 or more cars at it at given times to turn left onto Voyager without these added houses. How will this be addressed?

4. Ridgeline is in bad shape and is just getting worse from all the added traffic and especially the large construction trucks. Are there plans to fix this street?

5. Is the city even looking at the whole picture with all the building and construction going on that our city, first can't keep up with the streets we already have and 2nd we have 1 freeway, I-25 for all the people we have added to our city? I am disappointed in our city "planners". Planning does not seem to be a part of the program, just building! I would really love to see the city stand for its citizens with neighborhoods already established.

Thank you for your time.

Sincerely,
Tracy Swiontek

Van Nimwegen, Hannah

From: Nancy's Gmail <nwjcos@gmail.com>
Sent: Monday, April 20, 2020 2:04 PM
To: Van Nimwegen, Hannah
Subject: Re: Update on Development - Palermo Filings 3, 4, and 5

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Thank you so much. We are very concerned with large volume of traffic on small residential streets - Silver Creek and Snowflake Drives. Need the new Palermo area to have another access - Powers hooked onto Flying Horse or Hwy 83. Ridgeline has been slower with the shut down but intersections is Snowflake and Ridgeline is getting difficult to cross lately safely (needs 4 way stop). Ridgeline and Blueridge needs 3 way stop. They come around that curve and nearly hit you. Crosswalks Ned to be added at these locations too. This will help slow the traffic down. I don't want fatalities here. Note - Ridgeline is about 3 1/2 mile long with no stop signs - nothing. Thank you your consideration

Sincerely,
Nancy Jones

Sent from my iPhone

On Apr 20, 2020, at 12:23 PM, Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov> wrote:

Hello Nancy,

I sincerely apologize, I just heard your voicemail which somehow was lost in my inbox. Good news though, you haven't missed the City Planning Commission item due to a last-minute rescheduling caused by COVID-19. It was rescheduled, though, to the 30th of this month. Below is an email which I sent out today to the group of people who have interest in this item. Please see below for more information on how to participate!

Also, I have added this email address to the running email distribution list that I have going for this project so you will receive updates as I send them.

Thanks,

<image003.png>

Hannah E. Van Nimwegen, AICP
Senior Comprehensive Planner

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

PLEASE NOTE – In light of current events, Planning staff is working remotely to support normal business operations. In an effort to keep employees, family, and citizens safe, the City Administration Building will be limiting public access to offices.

From: Van Nimwegen, Hannah
Sent: Monday, April 20, 2020 11:35 AM
Subject: Update on Development - Palermo Filings 3, 4, and 5

Hello all,

I wanted to follow up with this group with some new information. At this time, the April 30th City Planning Commission is a go. This meeting will be a hybrid in-person and virtual meeting with a few Commissioners and staff present at City Hall and those who are interested in commenting on items will be able to call in. The Planning Commission meeting begins at 8:30 a.m. and this project is third on the agenda, so I would anticipate the item to start sometime between 10:30 a.m. and 11:30 a.m., but this is only my best guess—could be sooner could be later. I would encourage you to monitor the status of the meeting (options to do this below) to make sure you don't miss the opportunity to comment, or to just call in when the meeting starts.

You may watch the meeting here:
SpringsTV - coloradosprings.gov/SpringsTV (then click "watch live")
Comcast Channel 18/880 (HD) or CenturyLink Channel 18

To comment on any of the items on the agenda, please use the phone-in number and conference ID:
+1 720-617-3426
Conference ID: 541 553 822#

Postcards were mailed last week with this information and a poster should be put up on site soon.

Let me know if you have any questions,

<image004.png>

Hannah E. Van Nimwegen, AICP

Senior Comprehensive Planner

Phone: (719) 385-5365

Email: Hannah.VanNimwegen@coloradosprings.gov

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Van Nimwegen, Hannah

From: SWIONTLE23 SWIONTEK <swiontle23@comcast.net>
Sent: Thursday, March 19, 2020 8:36 AM
To: Van Nimwegen, Hannah
Subject: Re: POSTPONEMENT of City Planning Commission - Palermo Filings 3, 4, and 5

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Thank you Hannah. I figured it would be cancelled. I hope this puts the brakes on doing anything with this property until this meeting occurs.

With Ridgeline opened up to Flying Horse, already our little neighborhood has become a freeway....with people going that fast too! I hope the city will really take into account our comments when going further with any additional permits to continue without addressing traffic issues. Thank you again! Stay warm and healthy today!

Tracy Swiontek

On March 18, 2020 at 2:06 PM "Van Nimwegen, Hannah"
<Hannah.VanNimwegen@coloradosprings.gov> wrote:

Hello all,

This email is to notify you that the City Planning Commission meeting which had been scheduled for tomorrow, Thursday, March 19 HAS BEEN POSTPONED due to concerns regarding the coronavirus outbreak. This meeting has been postponed to at least May 2020. I will continue to keep this group up to date with any changes.

PLEASE help me getting the word out and share this message with your neighbors or other contacts who may have interest in this project. Everyone who has emailed me about this project has been sent this email. Soon, the City will be pushing out further notifications on this and other postponements.

Thank you and let me know if you have any questions.

Stay safe and healthy,



Hannah E. Van Nimwegen, AICP

Comprehensive Planning

Senior Comprehensive Planner

City of Colorado Springs

Phone: (719) 385-5365

30 South Nevada Ave, Suite 701

Email: Hannah.VanNimwegen@coloradosprings.gov

Colorado Springs, CO 80901

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Van Nimwegen, Hannah

From: Brian Mullin <gram.mullin@gmail.com>
Sent: Thursday, March 19, 2020 2:41 AM
To: Van Nimwegen, Hannah
Subject: Palermo Filings 3, 4, and 5

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Hannah,

As a resident of the Deer Creek community, I am severely against adding this new adjacent subdivision. The traffic all around the area since the addition of the Palermo 1 and 2 has created significant traffic issues, including speeding and substantial growth problems.

Adding Palermo Filings 3, 4, and 5 will increase the traffic along Silver Creek Dr and Snowflake Dr, and will put the ADT beyond 1500 vehicles, which is in excess of City guidelines. I think the number of houses in the new fillings needs to be decreased so that the ADT is with the appropriate guidelines. Unless CDOT would allow diversion onto Highway 83; which is the only other method to meet that goal; the housing numbers need to be dropped.

Regards,

Brian

Brian Mullin
1931 Fieldcrest Dr
Colorado Springs, CO 80921

Van Nimwegen, Hannah

From: John Dobbs <jdobbs2024@yahoo.com>
Sent: Wednesday, March 18, 2020 12:32 PM
To: Van Nimwegen, Hannah
Subject: Flying Horse Palermo Filings 3, 4, and 5 Proposed Rezoning

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Dear Ms. Van Nimwegen,

For the following reasons, the proposed rezoning of Flying Horse Palermo Filings 3, 4 and 5 must be denied:

1. There are currently approximately more than 2,100 since-family residential properties for sale on the market in the City of Colorado Springs! With that huge amount of inventory, there certainly is no logical reason to add more new homes to an already densely populated area!
2. Traffic in the entire area has increased dramatically, especially with the completion of Ridgeline Drive through Palermo 1, creating an urgent need for a 4-Way Stop sign at Ridgeline and Hawk Stone Drives. A formal Traffic Study of the entire area including Highway 83 should be conducted before any future rezoning or development is allowed.
3. There is currently a significant lack of city services in the area including police and fire!
4. There is a significant lack of full-service grocery stores and other retail shopping centers in the Flying Horse area. We need somewhere to conveniently shop and not additional housing development at this time!
5. The current construction activity in Palermo 1 development and the developer's inability to properly manage both stormwater runoff and dust control have resulted in flooding of existing neighborhoods and almost daily inundation by dust of the neighborhoods adjacent to the ongoing Palermo development. The use of outdoor living spaces in these neighborhoods has become virtually unusable! Therefore, adding any future developments would only make this situation even worse for years to come!
6. A ground water study of the area needs to be conducted to determine that we have a sufficient source of potable drinking water to accommodate this and any other future developments!

In conclusion, I strongly encourage the City Planning Commission and City Council to not be hasty to approve this proposed rezoning without due consideration of the above comments and those of other stakeholders living in this area! If you have any questions, please let me know. Thank you in advance for your consideration.

Best regards,
John Dobbs
2024 Ruffino Drive
Colorado Springs, Colorado 80921
262-977-0787 Cell Phone
Email: jdobbs2024@yahoo.com

Van Nimwegen, Hannah

From: JOHN COFFIN <cofcor@comcast.net>
Sent: Tuesday, March 10, 2020 3:47 PM
To: Van Nimwegen, Hannah
Subject: Re: Flying Horse Palermo 3, 4 & 5 Development Proposal

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:

I would like to again voice a concern regarding the Flying Horse Palermo development. I am a resident of the Deer Creek subdivision and have experienced an marked increase in construction traffic, due to the latest Flying Horse development. Additional construction traffic into the Deer Creek subdivision, will prove to be disruptive and dangerous to our residents and damaging to our streets.

I would like to propose that construction traffic for the Flying Horse Palermo project be limited to the Hawkstone Drive access point. This is a Flying Horse project and not affiliated with Deer Creek. Deer Creek residents should not be subjected to the increased noise, traffic, inconvenience and danger that additional construction traffic would bring to our neighborhood.

Sincerely,

John and Bonita Coffin

1815 Snowflake Drive

Van Nimwegen, Hannah

From: Bill <bill.hennessy411@gmail.com>
Sent: Monday, March 9, 2020 2:19 PM
To: Van Nimwegen, Hannah
Subject: Re: Palermo 3, 4, and 5 Comment

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Thanks, that helps. I have no doubt the developer will aim to proceed properly, but the specific depiction or list should help make sure the concept is easy to execute and follow or observe at all levels.

On Mon, Mar 9, 2020 at 11:39 AM Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov> wrote:

Hey Bill, below are responses to your questions. Hope they're helpful.

Does that mean NO PART of any lot which is even partially within the habitat may be graded prior to USFWS approval? Or can the developer grade all the way to the habitat line right away?: Only the area encumbered by the PMJM habitat area cannot be graded without US F&W approval. This may mean portions of lots not within the boundary may be graded.

Total lots affected by PMJM habitat line: 45. Likely unbuildable lots (because not enough allowed grading for home or PMJM habitat line blocks the access to lot) without US F&W approval: 33

Could those lots be identified (depicted somehow) at the public hearing on March 19?: I'll ask the applicant to put a figure together for the hearing.



Hannah E. Van Nimwegen, AICP

(719) 385-5365

Senior Comprehensive Planner

Hannah.VanNimwegen@coloradosprings.gov

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From: Bill <bill.hennessy411@gmail.com>
Sent: Saturday, March 7, 2020 6:43 PM

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

Subject: Palermo 3, 4, and 5 Comment

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Hello Hannah,

I received your notice about Palermo 3, 4 and 5. Thanks.

Concerning the Preble's Meadow Jumping Mouse Habitat (PMJM) incursion and General Note Number 14 on the most recent drawing dated 1/15/20 in CPC PUD 19-00096:

The note indicates "Lots encumbered by the existing PMJM habitat cannot be developed or graded without approval from the U.S. Fish and Wildlife Service."

Would it be too much trouble to clarify which lots are subject to the prohibition? I count 45 lots according to the drawing, but some of the lots have very small incursions and other lots are wholly within the habitat. This makes me wonder if we will all be counting the same way once the grading begins. I propose the affected lots be identified by lot number for clarity concerning exactly which lots are "encumbered" by the stated prohibitions.

Second question: Does that mean NO PART of any lot which is even partially within the habitat may be graded prior to USFWS approval? Or can the developer grade all the way to the habitat line right away?

Could those lots be identified (depicted somehow) at the public hearing on March 19? Thanks.

The note also refers to an ongoing application with USFWS. For clarity, I request the City's land use public record be made to identify and reference the current PMJM habitat application by whatever USFWS case number or filing number is associated with that process, so that cross-reference may be easily made by any interested person.

Thanks,

Bill Hennessy

2125 Coldstone Way

Colorado Springs, CO 80921

Van Nimwegen, Hannah

From: Bill <bill.hennessy411@gmail.com>
Sent: Saturday, March 7, 2020 6:43 PM
To: Van Nimwegen, Hannah
Subject: Palermo 3, 4, and 5 Comment

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Could those lots be identified (depicted somehow) at the public hearing on March 19? Thanks.

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Thanks,

Bill Hennessy

2125 Coldstone Way
Colorado Springs, CO 80921

Van Nimwegen, Hannah

From: rwhite3572@gmail.com
Sent: Monday, March 2, 2020 3:53 PM
To: Van Nimwegen, Hannah
Cc: 'Richard White'
Subject: re: Comment on Development - Palermo Filings 3, 4, and 5

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Hannah –

Please forward my comments below to the City Council in advance of the 19 Mar 20 meeting on the Palermo Development in Flying Horse. Thank you.

v/r

Rick White
719.360.3805

Members of the City Council,

Thank you for taking comments on the Palermo Development in Flying Horse. Since Ridgeline Drive was opened into the south entrance of Flying Horse last June, my community has suffered from speeding and flooding coming from that development. We have been working on these problems with City Engineering making little progress since last July. Then with the announcement last September changing the City Master Plan to accommodate Palermo, a community again the size of Deer Creek, we started asking about the traffic impact on our own neighborhood. In January, City Engineering acknowledged that they expect the Average Daily Traffic to exceed 1500 vehicles per day along Silver Creek and Snowflake, in excess of City published guidelines for residential streets. By the same token, they wouldn't consider re-routing Palermo traffic onto Hwy 83 because CDOT "wouldn't talk to them". We, the residents, taxpayers, and voters of Deer Creek are tired of being the doormat for Flying Horse. Before the City makes a big mistake affecting the safety, lives, and property of 155 homes in Deer Creek, I would ask that you squarely address the problem with CDOT and re-route Palermo traffic onto Hwy 83 instead of through our community. I look forward to attending your meeting on March 19th.

v/r

Rick White
Treasurer
Deer Creek at Northgate
rwhite3572@gmail.com
719.360.3805

From: Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov>
Sent: Tuesday, January 28, 2020 8:31 AM
To: rwhite3572@gmail.com
Cc: 'Mr. and Mrs. Hendricks' <mrandmrshendricks@yahoo.com>; mnrthorne@gmail.com; stewcrew77@gmail.com;

jacsh126@gmail.com

Subject: RE: Update on Development - Palermo Filings 3, 4, and 5

Good morning Rick,

Yes, thank you for the question. I am always taking public comments, however, to make it into the staff report I need them by March 2nd (deadline for publication). Comments received after this date will still be shared, but will have to be printed and handed out at the hearing.

Formal notice was not published for the last meeting as my notification was only a preemptive "heads up" that the project may be scheduled for February. The project was rescheduled before formal notice was put together for the February agenda.

Thanks,



Hannah E. Van Nimwegen, AICP
Senior Comprehensive Planner

(719) 385-5365

Hannah.VanNimwegen@coloradosprings.gov

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From: rwhite3572@gmail.com <rwhite3572@gmail.com>

Sent: Monday, January 27, 2020 8:16 PM

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

Cc: 'Mr. and Mrs. Hendricks' <mrandmrshendricks@yahoo.com>; mnrthorne@gmail.com; stewcrew77@gmail.com; jacsh126@gmail.com; 'Richard White' <rwhite3572@gmail.com>

Subject: RE: Update on Development - Palermo Filings 3, 4, and 5

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Ms. Nimwegen –

Does this mean you'll be collecting email comments into February? Also, I never saw a published notice for the original meeting. Will one be sent regarding this new date? Thank you.

Rick

719.360.3805

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

Sent: Wednesday, January 22, 2020 9:42 AM

To: Undisclosed recipients:

Subject: Update on Development - Palermo Filings 3, 4, and 5

Hello all,

This is a quick update that the Palermo 3, 4, and 5 project has been moved back from the February City Planning Commission to the March City Planning Commission meeting occurring on 3/19/20. This date is still tentative and could be moved back further if necessary. I will update this group if the date is finalized in addition to formal public notice (poster, postcards). Let me know if you have any questions!

Thanks and hope your week is going well,



Hannah E. Van Nimwegen, AICP

Senior Comprehensive Planner

Phone: (719) 385-5365

Email: Hannah.VanNimwegen@coloradosprings.gov

Comprehensive Planning

City of Colorado Springs

30 South Nevada Ave, Suite 701

Colorado Springs, CO 80901

AS OF DECEMBER 23RD ALL PLANNING OFFICES WILL BE LOCATED IN SUITE 700

Van Nimwegen, Hannah

From: Michael Thorne <mthorne@stellarsolutions.com>
Sent: Sunday, March 1, 2020 1:05 PM
To: Van Nimwegen, Hannah
Cc: Geislinger, David; Michael & Robin Thorne
Subject: Objections to the Palermo Filing - Re: CPC PUZ 19-00095/CPC PUZ 19-00096
Attachments: Objections to the additional housing for the Palermo Filings v2.docx

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Hannah,

Attached is my objection to the Palermo filing. I show in the attachment that the daily traffic will in fact exceed the city's Traffic Manual Criteria for Snowflake Dr.

Please let me know if you or the Traffic Engineering Dept have any concerns or questions.

Respectfully,

Mike Thorne
1839 Snowflake Dr
719-487-3278

Objections to the additional housing for the Palermo Filings:

- From the 10 Jan 2020 email from Ms. VanNimwegen: Traffic Engineering assesses the current average daily traffic for Silver Creek at 150 cars per day. There are 20 homes located on Silver Creek whose only outlet is onto Snowflake Drive. The Traffic Engineering assessment utilizes a 7.5 cars per home number in order to achieve the 150 cars per day ($150/20=7.5$). It is obvious from this that Traffic Engineering is accounting for additional traffic from home owners making multiple trips per day, deliveries, mail, visitors etc.

- There has not been an average daily traffic assessment provided to the Deer Creek homeowners for Snowflake Dr. Using the same math as above, there are 17 homes on Snowflake Dr., 20 homes from Silver Creek and 12 homes from Cloudy Creek who are required to use Snowflake Dr. for a total of 49 homes. Therefore, utilizing Traffic Engineering's process, $49 \times 7.5 = 367.5$ cars per day on Snowflake Dr. Add this to the estimated traffic from Palermo of 1300 cars per day (Ms. VanNimwegen email on 10 Jan 20) yields 1667 cars per day. This exceeds the City's Traffic Criteria Manual of 1500 cars per day for a "Residential (Local)" road. The 367 number is starting point. Homeowners living on Laurel Creek (14 homes), Blue Ridge Drive (10 homes) and Coldstone Way (24 homes) using Snowflake Dr. will increase this total even more. If only 50 percent of these homes use Snowflake Dr., then there would be an additional 180 cars per day ($48 / 2 = 24$; $24 \times 7.5 = 180$) or a total of 1847 cars per day.

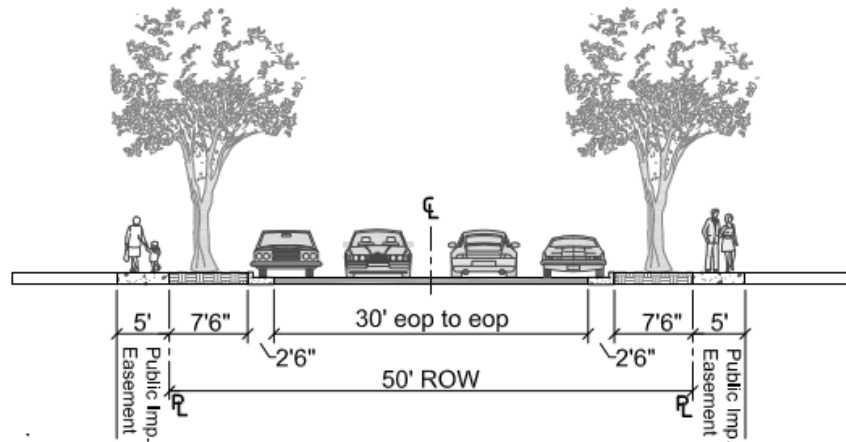
- Traffic Engineering Division did a traffic study of Ridgeline Dr. on 19 Sep 19. The results showed there is consistent speeding on Ridgeline, both east bound and west bound: between 70 and 90 percent of the traffic with 15 percent exceeding 10 mph over the posted speed. The Deer Creek Community has expressed concerns about speeding and provided the City Planner with an option of putting in a stop sign at Ridgeline and North Fieldcrest as a traffic calming measure, one of several options the City's Traffic and Transportation Engineering department has at their disposal, per their website. From the 10 Jan 2020 email from Ms. Van Nimwegen, the city's response is they will not impose traffic calming measures until construction is complete in the Flying Horse subdivision adjacent to Deer Creek. The city being retro active on this problem versus proactive to ensure public safety is a pattern that must be reversed.

- Given the information above, there can be only one conclusion. The city must be proactive and hold the Palermo developer accountable by **revising the Palermo filing to ensure traffic on Silver Creek AND Snowflake Dr. does not exceed the city's own standards in their Traffic Criteria Manual.** I will offer a potential solution to minimize Palermo traffic through Deer Creek. An additional access to Powers from Palermo. This was discussed with the City Planners office but rejected because of the Colorado Department of Transportation's resistance. City and local legislative representatives should work with CDOT which would likely resolve our concerns.

- Snowflake and Silver Creek: It is legal and often the case for people to park on the streets vs. driveways. When both sides of these streets have cars parked, then there is very little room for vehicles to pass, especially trucks (e.g. 350/3500 trucks, delivery trucks, RVs and over the next few years construction vehicles), buses and garbage trucks. The Traffic Manual indicates there will be enough room, but they use smaller passenger cars in their examples (see graphic below) to provide the perception that the road is wide enough.

Figure 15

Residential (Local) Streets (Detached Sidewalk)



Reference: https://coloradosprings.gov/sites/default/files/images/traffic_criteria_manual.pdf

- Garbage Trucks: Deer Creek has worked hard to maintain a single service provider to minimize the number of garbage trucks entering the neighborhood. Not knowing what the Palermo residents will do could cause garbage trucks to drive through Deer Creek on a daily basis.