

Brackin, Tasha

From: Lauren Brixius <laurenbrixius@gmail.com>
Sent: Wednesday, May 29, 2019 2:45 PM
To: Brackin, Tasha
Subject: Say NO to AR PUD 19-00281 and AR FP 19-00282 Newport Heights
Attachments: Say NO to the Newport Heights Possible Development.pdf

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Hello Ms. Brackin,

Please see the attached regarding the possibility of developing the beautiful open space in my neighborhood. I ask that you say NO to the possibility of 50 more houses being built in our community.

Thank you for your time.
Lauren

May 28, 2019

Tasha Brackin, City Planner—

I'm writing in reference to: File numbers AR PUD 19-00281 and AR FP 19-00282, Newport Heights possible development.

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

Of course, we have endured changes. A couple of examples are that Woodmen has expanded to 6 lanes resulting in excessive traffic noise and congestion. Cook Ministries has sold land to the west and north of our neighborhood that is being developed into a townhome community and many other businesses, destroying a lot of our beautiful views and open space.

Now there is the possibility of the beautiful open space in our community being filled up with an unreasonable number of homes that will negatively impact our neighborhood. Someone told me "you can't stop progress," but I don't see this development as progress. I see it as poor planning with little consideration about the future or the people who now live in this area. When I purchased my home I purchased it in good faith that an elementary school was to be built on that piece of property. I considered the fact that having a school in the neighborhood is a good thing and although it would result in increased traffic, to a degree, it is eased by holiday and summer closures, so it would not be an everyday affair. I did not buy my home with the thought that 50 more homes were going to be built on that small parcel which could result in 100 or more cars driving by my house every day. I believe if this piece of property is developed you are taking away home values and you are adding a lot of future problems to my neighborhood. We are the ones who will have to pay for poor decisions being made.

Does every open space need to be developed to be progress? No! This piece of land is worth preserving for the future of our neighborhood and the city. It is an area enjoyed by folks every day as a hiking and quiet space. Colorado Springs is growing but that doesn't mean every piece of land has to be developed, especially in established neighborhoods. People in Newport Heights say **NO** to you, the developers, city council, and other decision makers!! It's not what we bought when we bought our homes. We want that piece of land to stay as it is...natural and undeveloped. It saddens all of us that green spaces are being developed all around the city with little to no thought about the impact it has on people's lives and the fact that we need open spaces and nature around us. Not more houses, traffic, noise, and pollution.

I am asking you to say NO to the development of this piece of land in our neighborhood. The property in discussion is self-sufficient and doesn't require city upkeep. I believe it should be turned back to the city instead of being used for profit.

I'm hoping our words speak louder than money and I am asking that you decline the request to develop this land and keep it the natural, beautiful landscape it is. I will thank you, my neighbors will thank you, and that piece of land will be a piece of paradise for many in the future as it is for us now.

PLEASE, do not develop every inch of land in our community.

Thank you.

Sincerely,
Lauren Brixius

4653 Bridle Pass Drive | Colorado Springs, Colorado | laurenbrixius@gmail.com

Brackin, Tasha

From: Steven Neuharth <steven.neuharth@gmail.com>
Sent: Thursday, May 23, 2019 12:50 PM
To: Brackin, Tasha
Subject: Newport Heights Development Proposal AR FP 00282

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I am responding to the development proposal (AR PUD 19-00281 and AR FP 19-00282) for Newport Heights in northeast Colorado Springs. I am opposed to the development because it would take up the last remaining piece of open land along Cottonwood Creek in this neighborhood. In researching past records, this piece of property was originally left open with the intention of being a park. It was then sold to Colorado Springs School District 11 for a potential elementary school. If District 11 no longer needs the property for a school, it should be returned to its original use and developed as a park. Why do we need to cram this small area with 50 new houses?

Steven Neuharth
4867 Little London Drive
Colorado Springs, CO 80923

Brackin, Tasha

From: James Lankford <lankford.james@yahoo.com>
Sent: Thursday, May 16, 2019 7:00 PM
To: Brackin, Tasha
Subject: Request for information on Development Proposal ARPUD 19-00281/AR FP 19-00282

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To whom it may concern I would like to request elevation levels for the proposed development and are the home designs available for viewing. I want to know how this proposed development is going to affect the views of Pikes Peak and Garden of The Gods. Also would like to know how the increased traffic on Bridle Pass will be accommodated.

Thank you in advance.

James B. Lankford
6908 Big Timber Drive
Colored Springs, CO 80923
719-567-9982

Sent from Yahoo Mail for iPad

Brackin, Tasha

From: Mark Loos <MikeLewis369@hotmail.com>
Sent: Wednesday, May 22, 2019 12:14 AM
To: Brackin, Tasha
Subject: FW: Comments on AR PUD 19-00281 & AR FP 19-00282

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From: Mark Loos
Sent: Wednesday, May 22, 2019 12:12 AM
To: Tasha <Brackin@coloradosprings.gov>
Subject: Comments on AR PUD 19-00281 & AR FP 19-00282

21 May 2019

Dear Colorado Springs Open Space Planning Commission (Attn: Tasha Brackin)

We are responding to a letter we received for comment from the Colorado Springs Planning & Community Development Department in regards to File Numbers AR PUD 19-00281 and AR FP 19-00282. According to your letter, the Proposal would involve the development of a currently 10 acre open land area by expanding the currently zoned area for 9 structures into as many as 50 residences. In our opinion and the opinion of many of our neighbors, this will significantly increase the traffic, stress, and hazards on our section of Bridle Pass Drive. It will also likely adversely impact property prices and over develop one of the few remaining open areas we have in our immediate neighborhood.

We want to express our absolute opposition to this development proposal. There have been 3 to 4 prior development proposals for this 10 acre lot and one of the long-term residents of our neighborhood, highlighted where this 10 acre parcel of land was originally zoned by the city for a park, and then given to School District 11 for an Elementary School. According to a prior presentation on one of the earlier development proposals, District 11 no longer wants to build an Elementary School and has been trying to sell this parcel of land for the last 10 to 15 years, first as an Alternate High School, then as a 31 house development project, then as a 22 Duplex Gated Community, and now as a 50 house development project. When will this overdevelopment end? If District 11 cannot use the land for a small Elementary School, then the land should revert back to the city and be left in its natural state or developed as a small park. We are already seeing a massive development taking place in our neighborhood area across Cottonwood Creek and the destruction of a great deal of our open space and nature area. Turning Colorado Springs into Denver is not what many of us wanted when we moved into this area, and it will clearly over-stress roads such as Bridle Pass, increase traffic hazards to families and children, and hurt the Cottonwood Trail nature area. We request that this 10 acre parcel to be taken back by the city and left in its natural state or developed as a small park for community open space.

Sincerely,

Mark and Carol Loos
4652 Bridle Pass Drive, Colorado Springs

Brackin, Tasha

From: Andrea Johnson <asjskater@hotmail.com>
Sent: Sunday, June 9, 2019 10:59 PM
To: Brackin, Tasha
Subject: Newport heights- north/northeast of Bridle Pass Dr

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Tasha Bracken,

First I think this building proposal has way to many houses on this site.

This site should remain as open space.

The city of Colorado Springs needs to look down the road 10-15-20 years from now and design a plan to keep open spaces and keep our city beautiful and green!

This property should be part of the cottonwood creek park.

Let's be smart about this City planners of Colorado Springs save this open space!!!!

Sent from my iPhone

Brackin, Tasha

From: Andrea Johnson <andrea.johnson@amoscolorado.com>
Sent: Thursday, May 30, 2019 8:48 AM
To: Brackin, Tasha
Subject: Development proposal for Newport Heights NW of Big Timber and Bridle Pass Dr.

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Ms.Tasha Brackin,
I'm very concerned about this proposed development in Newport Heights

First, this neighborhood /Bridle Pass Dr, can not handle the traffic of 100+ cars. The east end of Bridle Pass is so narrow its almost 1 lane already and the added amount of 100 + cars would add so much congestion, noise, pollution, parking issues and most of all the safety of the children and citizens in the neighborhood.

Second, the placement of the cup-de-sacs ,my neighbors and I would be backing out of our driveways into an intersection.-Not very safe!

Third, Our neighborhood does not have a park and this property was originally open space. With this development we would loose our precious open space /our natural beautiful park and our access to cotton wood trail. We need to save as much of our open space for our environment for now and the future.

Fourth, This development does not fit with the flow of the neighborhood and would be detrimental to our property value. I have invested a great deal in my house and property and this development would be a financial disaster for me.

This proposed development would be very detrimental for the general health, welfare and safety of the people residing in this neighborhood .

Please do not consider this proposal!
Thank you
Andrea

andrea
Scheduling/AMOS
595 Chapel Hills Dr. #300
Colorado Springs, CO. 80920
(719)599-0500

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Brackin, Tasha

From: Michael Chiartano <mchiartano@psi-llc.com>
Sent: Friday, May 17, 2019 3:33 PM
To: Brackin, Tasha
Cc: 'mnjchiartano@gmail.com'
Subject: In reference to file numbers AR PUD 19-00281 and AR FP 19-00282

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Hi Tasha,

This in regards to the proposed development in the Newport heights neighborhood, file numbers AR PUD 19-00281 and AR FP 19-00282. The main question I have is if a neighborhood meeting will be taking place to discuss the proposed development and to hear from the developer what his ideas are. A couple months back he had a proposal to build patio homes in that area, and now it looks like it is changing pretty significantly from that original design. I want to ensure that the community will be able to provided educated and thoughtful questions to you by the 30th of May, but I am afraid that without the meeting the community will be unable to do so.

If available, I would like to see your availability next week to discuss in person. Do you possibly have 15 minutes or so to discuss more in depth Monday or Tuesday?

Thanks,

Michael Chiartano, PE

Sr. Engineer/Electrical Engineering Supervisor

110 S. Sierra Madre St. | Colorado Springs, CO 80903

O: 719.520.9279 | D: 719.418.4213 | C: 719.330.6823

mchiartano@psi-llc.com | www.psi-llc.com



Brackin, Tasha

From: Elaine Goodrum <tripper@goodrum.net>
Sent: Tuesday, May 21, 2019 7:09 AM
To: Brackin, Tasha
Subject: Dev. Proposal AR PUD 19-00281 and AR FP 19-00282

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I received notification of a Development Plan to establish 50 single-family residential lots NW of Big Timber Drive and Bridle Pass Drive.
I don't see how that small area could be large enough to support 50 single family residences.

I object to any building in this area. Or in Colorado Springs at all.

I hope that Colorado Springs Planners and leaders cease issuing Building Permits and put a Moratorium on building. With the burgeoning of building thousands of homes and apartments in Colorado Springs, we are not going to have enough water to support the existing homes. **STOP BUILDING!!** We are going to run out of water.

Elaine Goodrum
7062 Vasalias Hts
Colorado Springs, CO 80923

tripper@goodrum.net

Brackin, Tasha

From: White, Elizabeth [USA] <white_elizabeth@bah.com>
Sent: Sunday, June 9, 2019 8:43 PM
To: Brackin, Tasha
Cc: Elizabeth White; kywhite96@gmail.com
Subject: Dev Proposal - Newport Heights AR PUD-192001 and AR FP 19-00282
Attachments: Newport Heights Analysis.xlsx

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Ms. Brackin,

I provided some earlier comments to you on May 25th, and in preparation for the public meeting on Jun 10th, my son and I did a bit of analysis on the lot sizes of current adjacent properties versus the proposed lot sizes. I also reviewed some of the additional documents and came to the following conclusions that I wanted to point out. (I wanted to provide this prior to the meeting as I may reference the following in the meeting. Please see the attached Excel file for supporting data.) I'm very concerned about the very small proposed lot sizes and the development not being in line with current neighborhood construction and property size/values.

- Average plot of adjacent houses is 8918 SF, while proposed homes average 7057 SF
- 39 of the 50 proposed lots are smaller than the average of the adjacent houses
- 11 of 50 lots are smaller than the smallest adjacent lot of 4950
- Only 5 of 50 (10%) of lots are 10,000 SF or greater, while 9 of 23 (39%) of adjacent lots are 10,000 SF or larger
- 6 lots are under 4000 SF, and another 5 are under 5000 SF. (Smallest lot is 3,630 SF.) My adjacent lot (at 6757 Shimmering Moon Lane) is 14,024 SF - which is 3.8 times the smallest lot. These lots are not in line with the current neighborhood.
- 4 lots (#29-32) will be directly across from my property at 6757 Shimmering Moon Lane. These lots range from 5062 to 6724 SF, whereas my lot is 14,024 SF. My lot is approx 2.5 times the lots proposed directly across from me. (Not OK!)
- The proposed 25 feet height is only for the houses that back up to those on Big Timber. All others are up to 35ft high. What about those of us who have views of open land North and Northwest facing. With the current proposal we will now look at a wall of 35 ft tall homes. (Not OK!)

Please accept these comments in addition to those I provided earlier. Please contact me if you require any additional information.

Respectfully,
Beth White
719-433-8113

Brackin, Tasha

From: Danny Watts <arbutus967@yahoo.com>
Sent: Friday, May 31, 2019 4:08 PM
To: Brackin, Tasha
Subject: Re: AR PUD 1900281 & FP 19-00282

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Tasha I am sorry, I forgot to include my address:

6620 Cabin Creek Dr,

On Friday, May 31, 2019, 4:21:10 PM EDT, Danny Watts <arbutus967@yahoo.com> wrote:

Hello Tasha,

I am writing in reference to the planned development proposal to Newport Heights. After reviewing the proposal I am opposed to the plan as put forth. It introduces high-density housing to an established community for no apparent reason. Honestly just travel a couple of miles east and there is more than ample open space east of the hospital for housing development. The original plans for the community called for 9 house and a park in the designated area while the new proposal is calling for 50. Nine houses seem more in line with the community and appropriate. The open space has been utilized for some time by the community and provides a safe haven for wildlife. I am concerned about the traffic and parking issues that will result from this high-density housing as each house will be turned perpendicular in relation to the street, thus making parking a premium. On street parking will overflow on the surrounding streets. The community is full of young children who often play in front of their homes, along the sidewalks and in the streets. The additional influx of traffic resulting from the building and the selling of the new houses in the proposed area will result in a safety risk. Having come from multiple communities of high-density housing, the ensuing parking fiasco resulted in a nuisance and a public safety risk as it became impossible for emergency equipment to navigate the clogged streets. Additionally, the perpendicular orientation of the houses to the street is completely out of character for the community thus an eyesore and detriment to the existing home values. Finally, the condition of the road providing the main access (Bridle Pass) to the proposed development area is in a heightened state of disrepair. After the heavy equipment and new traffic begin using the road it will be reduced to gravel.

I hope to see you at the community meeting,

Best Regards,
George Watts

Brackin, Tasha

From: LINDA WOOD <law1856@comcast.net>
Sent: Monday, June 10, 2019 3:30 PM
To: Brackin, Tasha
Subject: Protest of Development in Newport Heights

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Please do not allow development in that open space. The negative impact of more vehicles on the small neighborhood streets is only second to the fact that we need that open space to remain natural. There aren't many parks and open space in that area.

Thank you,

Linda Wood

Brackin, Tasha

From: janice grennon <grennon@yahoo.com>
Sent: Friday, May 31, 2019 10:07 AM
To: Brackin, Tasha
Subject: AR PUD 19-00281, AR FP 19-00282

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Ma'am,

I had already emailed my objections to this plan to the 1st city planner assigned this file. Do you have those emails? Please let me know and if possible send me a copy for my records to show you received them. I would like them strongly considered as I am still completely against this proposed housing development. The land under consideration was supposed to be for a school which would have still given the neighborhood free access to open space and Cottonwood creek. I understand that District 20 does not want the land and no longer wants to pay taxes on it, but that is what was called for in the original land usage plats and if it is going to be "developed" needs to follow the original plans for this newport Heights development. The land is currently zoned for a maximum density of 9 houses, you are considering 50. The land has a steep slope directly into Cottonwood creek with, per the estimate on record, a .02 drainage. The proposed development will seriously increase the runoff and the proposed "solution" of a holding pond is completely inadequate unless they provide a drainage ditch across the entire property to direct runoff to the pond. The proposed pond will still drain directly into the creek carrying with it the oils, gas, laen products, and other waste from the proposed new roads and houses. This will cause irreparable damage to the creek not to mention the pond creating a mesquito haven to endanger ourselves and our pets. A second point here is that the developer is "gifting" a portion of the land and the holding pond to "Newport Heights" but that land is then to be maintained and paid for by Newport Heights residents. Seriously? I have no intention of paying for any maintenance of the land or pond that I am adamantly opposed to. Should this development be approved over the vocal objections of all the current residents of Newport Heights, then either the city can monitor and pay for upkeep and maintenance, or the new homeowners can pay, I hope dearly. I will not pay. If you want to develop this land, then follow the original zoning and allow only 9 houses. Per your city codes, there is supposed to be mandated green space for a certain density of homes in each housing divison. That "green space" for our development is the vacant land you are considering taking from us. This is not only unacceptable, but against your own codes. Another concern mentioned in my other emails is the sewage system overload another 50 houses will bring, especially as they are being built below the current sewage lines. How and where will this new "development" be tied in and how will it be pumped uphill in a manner that does not cause backups and blockages for existing properties? In addition to the above concerns, please consider the added traffic that 50 to 100 cars will bring to the only "main" usage road of Bridle Pass Dr. Not only is the road already congested and in terrible shape, but traffic will be at a standstill blocking entry and exit for residents east of the proposed development during peak rush hour traffic times dispite, and partially because of, the new traffic light at Bridle Pass Dr. and Austin Bluffs. In conclusion, as is evident above, I strongly oppose any zoning code change and am adamantly against building 50 new houses as proposed under your file numbers AR PUD 19-00281 and AR FP 19-00282.

Sincerely,
Janice Grennon
4795 Bridle Pass Dr.

Brackin, Tasha

From: Paul Ahfong <pkahfong@gmail.com>
Sent: Sunday, May 19, 2019 2:23 PM
To: Brackin, Tasha
Subject: Development Proposal Newport Heights

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Hello Tasha.

In regards to File Number(s): AR PUD 19-00281 and AR FP 19-00282, I have looked over, again, the proposal to build family unit homes along Bridle Pass Drive. Here are my concerns.

1. During or after construction Bridle Pass Dr. up to Big Timber will be heavily damaged from the heavy vehicle traffic. Right now it has many scab patches and is terrible, worse than all of Colorado Springs.
2. The size of the lots looks condensed and seems like they want to build small "el cheapo" units that will look horrible--which means it would devalue the neighborhood homes here.

However, my wife would not mind if the units that will be built is the same as the design of other units around Newport Heights. It should harmonize with the current city code we are under. If you violate this city code, our neighborhood could seek legal action against the city and the builders.

Questions:

What will the family units look like?

Who are the builders?

What are the floor plans?

We believe you are planning to build units like the ones off Dublin and Bridle Pass, and Oakwood Blvd. Those are el cheapo units that look awful.

We ourselves would like to see a playground constructed here and be protected by the city of Colorado springs, like in the neighborhood east of Newport Heights.

As far as the road into Bridle Pass up to Big Timber, the city road division is going to get an ear full from my neighbors soon. It is bad!!

Thank you Tasha, have a nice day.

--

**** End Message ****

Paul Ahfong
pkahfong@gmail.com

May 28, 2019

Tasha Brackin, City Planner—

I'm writing in reference to: File numbers AR PUD 19-00281 and AR FP 19-00282, Newport Heights possible development.

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

Of course, we have endured changes. A couple of examples are that Woodmen has expanded to 6 lanes resulting in excessive traffic noise and congestion. Cook Ministries has sold land to the west and north of our neighborhood that is being developed into a townhome community and many other businesses, destroying a lot of our beautiful views and open space.

Now there is the possibility of the beautiful open space in our community being filled up with an unreasonable number of homes that will negatively impact our neighborhood. Someone told me "you can't stop progress," but I don't see this development as progress. I see it as poor planning with little consideration about the future or the people who now live in this area. When I purchased my home I purchased it in good faith that an elementary school was to be built on that piece of property. I considered the fact that having a school in the neighborhood is a good thing and although it would result in increased traffic, to a degree, it is eased by holiday and summer closures, so it would not be an everyday affair. I did not buy my home with the thought that 50 more homes were going to be built on that small parcel which could result in 100 or more cars driving by my house every day. I believe if this piece of property is developed you are taking away home values and you are adding a lot of future problems to my neighborhood. We are the ones who will have to pay for poor decisions being made.

Does every open space need to be developed to be progress? No! This piece of land is worth preserving for the future of our neighborhood and the city. It is an area enjoyed by folks every day as a hiking and quiet space. Colorado Springs is growing but that doesn't mean every piece of land has to be developed, especially in established neighborhoods. People in Newport Heights say **NO** to you, the developers, city council, and other decision makers!! It's not what we bought when we bought our homes. We want that piece of land to stay as it is...natural and undeveloped. It saddens all of us that green spaces are being developed all around the city with little to no thought about the impact it has on people's lives and the fact that we need open spaces and nature around us. Not more houses, traffic, noise, and pollution.

I am asking you to say NO to the development of this piece of land in our neighborhood. The property in discussion is self-sufficient and doesn't require city upkeep. I believe it should be turned back to the city instead of being used for profit.

I'm hoping our words speak louder than money and I am asking that you decline the request to develop this land and keep it the natural, beautiful landscape it is. I will thank you, my neighbors will thank you, and that piece of land will be a piece of paradise for many in the future as it is for us now.

PLEASE, do not develop every inch of land in our community.

Thank you.

Sincerely,

Lauren Brixius

4653 Bridle Pass Drive | Colorado Springs, Colorado | laurenbrixius@gmail.com

Brackin, Tasha

From: PAULA BURMEISTER <myfastcamaro@msn.com>
Sent: Wednesday, June 5, 2019 8:01 PM
To: Brackin, Tasha
Subject: CPC PUZ 18-00101, CPC PUP 18-00102, AR PUD 19-00281, AR FP 19-00282

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Ms. Brackin,

Please bring our concerns forward concerning the re-zoning of this property! If allowed, the builder would be able to crowd 50 homes into this open space that was originally zoned for 9 homes, significantly congesting our neighborhood traffic situation, especially with having the entry and exit point on a downhill curve. We already deal with accidents on a monthly basis at the Bridle Pass/Austin Bluffs intersection. There will be an incredible amount traffic back-up at that light if 50 new families move into our neighborhood, and the traffic waiting at this light will be directly in front of my house. We already struggle with traffic flow in this area; a boy was hit on his bike two years ago. Adding a significant number of additional vehicles traveling through this area will be detrimental to an already stressed, busy intersection/road.

Neighborhood residents currently use this space for access to Cottonwood Trail, as well as for exercising their dogs and riding bikes. Our neighborhood does not have a park or a playground, so this is where we go for recreation. Building 50 new homes there will completely obliterate everything, and we will have no space at all to enjoy. It would be so much more optimal for us to have just the 9 houses that the zoning already allows, which would be bad enough but much more tolerable. Please do not allow this zoning change! It was set for a reason!

Thank you for passing along my concerns.

Sincerely,

Paula Burmeister

Sent from my iPhone

Dear Tasha Brackin:

I attended the meeting last night at Jenkins Middle School regarding the proposed 50 houses being built off of Bridle Pass Dr in the Newport Heights Subdivision. I want to thank you for trying to control the home owners in attendance at the meeting but I believe when it was over, that most people in attendance were not happy about what they learned. I appreciate that the developer had listened to our concerns from the meeting in July 2018 and added trails to Cottonwood, took away the gated community, and listened to the concerns of views being blocked. I appreciate that he was listening, but I still have concerns.

When we bought our home, the number one criteria for buying a home in Colorado Springs was a view of Pikes Peak. Fortunately for me, my view is not being taken away and I realize that steps have been made to protect the views for Big Timber Dr., but I also appreciate the concern of Big Timber families. They are worried that they may lose their view.

I have two concerns about the proposed project; one was addressed at the meeting and one was not. I don't object to having homes built on that plot, contrary to some in the meeting who insist on having an open space; I know it is time to accept the fact that homes will be built there. My concern is the number of homes and the sizes of the lots in comparison to homes along Bridle Pass. I know that the builder needs to make money on the plot that he purchased and I understand that a lot of money will be needed to prepare the land for lot development but can't the developer make money by enlarging the lot size so that larger homes can be built? My home is on Bridle Pass Dr across from the project and all 9 homes along that stretch are large lots. To be "harmonious" with the neighborhood, I would suggest that the homes be comparable to those near them. This would allow continuity throughout the neighborhood.

By having larger lots and larger homes, it would alleviate the concern of Newport Height citizens that there are too many homes being built on that plot of land and that they are not comparable to surrounding homes.

My second concern, which was not addressed directly during the meeting, is the location of a road on the East side of the proposed lots. I discovered after the meeting that the road would, literally, connect with my driveway at 4694 Bridle Pass Dr. I own a beautiful home on a gorgeous lot looking at Pikes Peak from a large lot in back (13,498 sf). I would invite you to come to my home and see for yourself how beautiful it is. We talked last night about the value of homes deteriorating; if the road currently on the plan is completed, my home's equity will be drastically lowered. The road west of the project connects to Shimmering Moon and that seems logical to me; however, the road connecting to my driveway does not seem like a safe entrance for the old neighbors or the projected new neighbors. John Olson suggested that the intersection become a three way stop and/or moving the road so it is between the 4694 and 4706 Bridle Pass driveways. It is primarily my concern because the road connects directly with my driveway, but 3 homes across from the road will be affected and all 9 homes along that stretch of Bridle Pass will be indirectly affected. I am not an engineer, but I predict that this could be a future problem on this major thoroughfare through Newport Heights. A possible solution could be connecting the roads in the project to all exit onto the Shimmering Moon crossway.

Thank you again for listening to the citizens who will be directly affected by this project. Finally, could you direct me to the web site that has the plot layout and other pertinent information related to this project?

Daryle Hamblin
4694 Bridle Pass Dr
Colorado Springs, CO 80923
719-426-0371
mzdaryle@gmail.com

Brackin, Tasha

From: Terence Davis <tedavis38@yahoo.com>
Sent: Wednesday, May 22, 2019 1:15 PM
To: Brackin, Tasha
Subject: Project for NewportHeights

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Tasha Brackin,

I am against the project site for Newport Heights. Fifty homes would put approximately 100 more cars a day on Bridle Pass Drive.
The road is already a mess of pot holes and this added traffic would make it much worse.

Please kill this project.

Terence Davis
4814 Bridle Pass Dr.
e-mail: tedavis38@yahoo.com

Brackin, Tasha

From: Julie Evans <maxfield_jul@yahoo.com>
Sent: Monday, June 10, 2019 2:19 PM
To: Brackin, Tasha
Subject: Newport Heights Development Proposal

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Hello Tasha,

I am writing to let you know that I am not in favor of the Newport Heights Development. The amount of traffic that this will bring in will disturb the current homeowners and distract from the natural beauty of the area. We need to leave open spaces as is...the ones we have left.

Thanks,
Julie Evans

May 20, 2019

Planning & Community Development
Urban Planning Division
P. O. Box 1575 MC 640
Colorado Springs, CO 80901-1575

Attn: Jasha Brackin

Regarding Development Proposal Newport Heights, NW of Big Timber & Bridle Pass Dr:

I am a longtime property owner on Bridle Pass Drive, and am pleading that this development NOT be approved.

Bridle Pass Dr. in the Big Timber Drive area is heavily traveled & Bridle Pass has been full of pot holes, etc. for many years - the many temporary fillings of the holes has broken down quickly and many times. The street has most people parking cars on the street, even in daytime, & is too narrow for the large trucks & cars passing on the street even now.

Please give this letter "serious consideration" regarding the proposed project. Thank you.

Marian Didier
4765 Bridle Pass Dr.
Colorado Springs, CO 80923

FIGURE 1

Brackin, Tasha

From: M FLUTCHER <markflutcher@msn.com>
Sent: Wednesday, May 29, 2019 8:53 AM
To: Brackin, Tasha
Cc: PlanningDev
Subject: AR PUD 19-00281 & AR FP 19-00282

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Good morning, Tasha.

I am a resident of the Newport Heights West subdivision. I purchased my home from the builder in 2001. My decision to buy in this subdivision included research of the surrounding uses based on the Norwood Master Plan I obtained from City Planning. I am opposed to the zone change and concept plan that Rockwood Homes has proposed for the following reasons:

- Norwood designated 5.7 acres of this site would be reserved for a neighborhood park, conforming to city planning requirements in effect at the time.
- Property owners relied on the Norwood Master Plan when making the decision to buy in the neighborhood.
- Failure to follow the master plan will negatively affect the quality of life and property values for the existing homeowners in the subdivision, especially those closest to the proposed development.

If the development plan is allowed to proceed, I request the City of Colorado Springs consider an amendment to the plan that takes in to account the original intended use of the property. Rather than simply providing trail access to Cottonwood Trail along the perimeter fence, additional land area between the detention pond and the cul-de-sac homes should be designated and dedicated as public park in conformance with the master plan. The amount of park area plus the area for the detention pond should approximate the originally planned 5.7 acres.

Sincerely,

Mark Flutcher
6647 Cabin Creek Dr.
Colorado Springs, CO 80923-9220

Brackin, Tasha

From: ROBERT KOELBL <rkoelbl@comcast.net>
Sent: Sunday, June 2, 2019 5:18 AM
To: Brackin, Tasha
Subject: Bridle Pass expansion

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I am currently out of town but I too am against this expansion. I am in full agreement with the e-mail that Adrienne Swing wrote to you regarding this issue. Adding these additional homes and the increase in traffic will disrupt everyone in the neighborhood, especially those living on Bridle Pass Drive. We have lived here for 20 years and the traffic is already bad and to tell you the truth, the road is in bad shape with the traffic we already have and the city is not doing anything about that. Please consider withdrawing this expansion.

Robert and Glyna Koelbl

Brackin, Tasha

From: Paula Snowden <paulasnowden@hotmail.com>
Sent: Sunday, June 16, 2019 12:35 PM
To: Brackin, Tasha
Subject: File Numbers: CPC PUZ 18-00101; CPC PUP 18-00102; AR PUD 19-00281; AR FP 19-00282

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Hello Ms. Brackin,

We live across and own my home from the proposed new development at Bridle Pass Dr. We are opposed to this new development for several reasons. First and foremost is the amount of open space in Colorado Springs is rapidly declining with all the building. We need to look forward and think about what impact all this building and development of green and open spaces will have on our environment and community. Secondly, we live in a very nice neighborhood. We all have 3 car garages and are on almost 1/4 acre lots. Slamming 50 houses on that small piece of land will mean they will be very close together and have lower home values than our current neighborhood. Lastly, that piece of land is rather steep and rocky. Building houses on it will require a complete change in the grade and slope of the land. That will affect the animals and wildlife of the area.

Thank you for your time and consideration!

Paula and JD Snowden
4718 Bridle Pass Dr.

Brackin, Tasha

From: Swing, Adrienne <Adrienne.Swing@netscout.com>
Sent: Saturday, June 1, 2019 7:24 AM
To: Brackin, Tasha
Subject: Development Plan for Bridle Pass Dr.

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File Numbers:
AR PUD 19-00281
AR FP 19-00282

Good morning Mrs. Brackin,

I am writing to you regarding the plan to establish 50 single family homes within (2) cul-de-sacs located off Bridle Pass Dr. in the Cottonwood Creek area.

I would like to respectfully submit my disagreement to these plans. I've lived in this neighborhood for 4 years and have come to love the quiet oasis we have in the middle of town. I truly believe your housing project will destroy the peace and tranquility we have in our area. Adding 50 more homes in a very small plot of land means approximately 100 more cars driving on Bridle Pass Dr. each day.

We value the ability to 1) have easy access to the Cotton Wood Creek trail via a beautiful, almost park-like, area, 2) be able to sleep with our windows open each night without the sounds of cars on our streets, 3) allow our children to play on the sidewalks without risk of being hit by drivers, 4) maintain our property value because this is a desirable quiet, clean, low-crime neighborhood.

Adding 50 homes, equivalent to approximately 100 cars to this small area will also be problematic because most of the homeowners along Bridle Pass Dr. park their cars in the street. This allows for easy one way access, but with the increased car traffic, two way access will be difficult and even dangerous for two cars to drive in the opposite directions on this road. Bridle Pass was not built for, nor intended to be a main thoroughfare. The streets were not built to accommodate this much daily traffic.

I know Colorado Springs is expanding and you need to accommodate new developments, but I strongly disagree with disrupting existing neighborhoods to accomplish this task. There seems to be a lot of space to expand to the north and east of this location. In addition, I assume that these are the same types of homes that are currently being developed on the opposite side of the creek and, in my opinion, they do not fit the style of existing homes and would stand out like an eyesore and potentially decreasing our property value.

In closing, please let me know when there will be an open forum to discuss this project. I would like the opportunity to allow myself, neighbors and other voting constituents to voice their opinions and concerns.

Thank you so much for allowing me this opportunity and forum to voice my thoughts and opinions and I sincerely hope you take them into consideration.

Adrienne Swing
4594 Bridle Pass Dr.

Colorado Springs, CO 80923

Brackin, Tasha

From: Bob Vanlandingham <Bob_Van@msn.com>
Sent: Wednesday, May 29, 2019 11:45 AM
To: Brackin, Tasha
Subject: Comment on Newport Heights development proposal

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Tasha,

I'm submitting a comment regarding Newport Heights file number AR PUD 19-00281 and AR FP 19-00282. A community meeting was conducted about a year ago about this same plot of land on Bridle Pass Dr. Apparently the latest notification involves a new / different builder. After a discussion with some neighbors we would like a public meeting similar to the one conducted a year ago. We are concerned about the type of homes being planned, fencing, and so forth. We would appreciate your feedback.

Sincerely,

Bob Vanlandingham
4677 Bridle Pass Dr
7196609765

Brackin, Tasha

From: Bob & Gill Rosenthal <bliksum@comcast.net>
Sent: Saturday, May 25, 2019 12:46 PM
To: Brackin, Tasha
Subject: NEWPORT HEIGHTS AR PUD 19-00281 AND AR FP 19-00282

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This is the second development in this area that the city is trying to get through.

First was across the creek on the Cook property where it was first reported that there would be a senior living facility built. There was a public meeting which was "window=dressing" as the land had already been sold and rezoned etc. Now there are "townhouses" being built. No notice to homeowners in the area of the intention to change anything. There are going to be, ?? not sure how many people will live there.

There has also been a bridge built across Cottonwood Creek. Who paid for that? The city? The Developer? I would like to know.

NOW ON BRIDLE PASS DR.

This is up the road from me. I live at 4659 Bridle Pass Drive. I believe this is the third attempt at building on this land. Now you are allowing 50 houses, ++ that's way too many for that land++ To be built here. That means at least 100 more cars coming and going on a very narrow street. There is simply not enough room for that many houses and people.

Why does the city not STOP THE DEVELOPERS FROM BUILDING houses that almost touch each other? Why don't you leave some green space for everyone to enjoy?

Bridle pass Drive already has too many cars parking along it. Many homeowners do not use their garages, forcing them to park on the road. Whether they have more than 2 cars or a trash filled garage, I don't know. From Austin Bluffs turning onto Bridle Pass, that section of the street is difficult to get through. Plus the construction traffic that will be passing through our neighborhood for months on end will be very disturbing.

This is obviously why there is now a traffic light at Austin Bluffs and Bridle Pass Dr. The traffic light goes up first, at that expense, before we are notified of the development?

In a nutshell -

- 1) Too much traffic
- 2) Too many houses for the infrastructure
- 3) Less access to the trail
- 4) Overcrowding of the neighborhood.

There should be a moratorium in this city on building apartment buildings. Everywhere you look, they are popping up. They are an eyesore! They build right on the road, with balconies overlooking busy streets. I've seen bed linen hanging over balconies, 10ft off the side of the road!

I'm not sure what you will do about all the comments you will receive on this matter, but I doubt it will make a difference. You will build anyway! This city is on the side of developers, not on the side of the residents.

I look forward to your reply

Gillian & Robert Rosenthal
4659 Bridle Pass Dr
Cos co 80923

Brackin, Tasha

From: Michael Gilardino <michael.gilardino@issinc.com>
Sent: Friday, May 17, 2019 10:23 AM
To: Brackin, Tasha
Cc: fishert4@gmail.com; Kimble Gingrich; rujoe@aol.com
Subject: Development Proposal for Newport Heights - NW Big Timber Drive and Bridle Pass Drive

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Hi Tasha,

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

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

Sincerely,
Michael Gilardino

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

Ms. Thelen,

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

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

Sincerely,

Michael Gilardino

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

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

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

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

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

Michael

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

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

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

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

Ms. Thelen,

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

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

Sincerely,

Michael Gilardino

Thanks,
Michael



Michael Gilardino
Space Ops Division
5450 Tech Center Drive #400 – Colorado Springs, CO 80919
michael.gilardino@polarisalpha.com
P: +1 719.452.7226
[Parsons](#) | [Facebook](#) | [LinkedIn](#) | [Twitter](#) | [Youtube](#)

Brackin, Tasha

From: Ben Fromuth <bafromuth@yahoo.com>
Sent: Saturday, May 25, 2019 10:06 AM
To: Brackin, Tasha
Subject: Newport Heights Development Proposal

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Dear Ms. Brackin,

May 25th, 2019

Regarding the development proposal for Newport Heights - Northwest of Big Timber Drive and Bridle Pass Drive - AR PUD 19-00281 and AR FP 19-00282. Thank you for the invitation to share my thoughts and ask questions.

Questions:

- Last year the question was whether this parcel should be rezoned for the development of a great number of homes than it was originally zoned for. Did this rezoning take place? If so, how would you describe the current zoning?
- Will there be another public meeting where we can hear from the developer and ask them questions?

Concerns:

- Last year, the neighborhood was shocked to hear that 44 homes were going to be constructed on this parcel. People were concerned that 44 was too many for such a small parcel. The new proposal is for 50 single family homes! Some on lots as small as 3700 square feet! I believe that is way too many homes and will degrade the feel of the neighborhood, which is generally made up of larger lots. It may negatively impact property values of the existing homes.
- Construction traffic will tear up the existing neighborhood roads and cause much congestion. Bridle Pass street is the only way in – a narrow, damaged road, with cars parked on the both sides. If the 50+ homes are completed as proposed, and 120+ additional cars must get in and out, the quality of life for the neighborhood will decline.

I could support a development with half the homes – say 20 to 30 – with some generous open space allocated for the neighborhood, or a small local park. But with this proposal, the developer appears to be trying to jam as many homes as possible into a small space. I am opposed to it.

Sincerely,

Ben Fromuth

6733 Shimmering Moon Lane - Colorado Springs, CO 80923

Brackin, Tasha

From: Tyrell Eggleston <tyrelleggleston@yahoo.com>
Sent: Friday, May 31, 2019 8:06 AM
To: Brackin, Tasha
Subject: Rebuttal against City of Colorado Springs, Community Development, Public Notice file # AR PUD 19-00281 and AR FP 19-00282

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Tasha Brackin,

Please consider this rebuttal against the proposed development plan (or modification thereof) Public Notice file # AR PUD 19-00281 and AR FP 19-00282.

Background and problems with the Developer's Proposal:

Property owners that bought homes along the West side of Big Timber Dr. from Richmond American Homes, did so with the knowledge that the City-approved Community Development Plan called for an Elementary school to be built on the parcel of land described in Public Notice AR PUD 19-00281. In addition, a new High School was planned just south of Jenkins middle school. These facts are important for several reasons:

These owners agreed to pay District 11 taxes that far exceeded the District tax average. Owners were willing to pay these higher taxes because of the plans for close proximity Elementary, Junior, and High Schools. In other words we bought in this location and agreed to pay higher District taxes because of the plans to have an Elementary, Middle and High School all within the larger community neighborhood. Several years later District 11 announced that they had canceled plans for the Elementary and High Schools. So in our view, District 11 has already negatively affected our community, property, community closeness, and lifestyle. We've also been stuck paying higher taxes to District 11 without the higher benefits promised. Now they want to additionally take away our view of the Pikes Peak Range by selling this land and building homes on the acreage.

Each of the property owners along the West side of Big Timber Drive, that bought homes from Richmond American paid lot premiums to the builder because of the view. These owners

where assured that the views would be protected by the plans to build an Elementary school immediately to the West. Assurance was afforded because the only are to build the school was much further down the hill/down grade and the view therefore would be maintained. In addition it was believed the area where the upper cul-de-sac is now planned would have either been left empty or would have been a small play-ground type area. If instead the Developer is allowed to build homes on this acreage as proposed, they will essentially be allowed to take away our view, a view we paid lot premiums for.

District 11 has done nothing to match the expectations we had when we made the decisions to purchase in this neighborhood. Instead, their poor planning has already cost us. We should not have to give up our view, so that the impacts to them for their poor planning are not felt. We should not continue to have to pay for their poor planning.

Recommendations/requests:

I request that the Development Plan be limited so that only single-story (ranch-style) homes are allowed on the upper cul-de-sac. This will help to ensure that the view of the existing Richmond American homeowners is not taken from them. Community covenants should also limit the size of trees on these lots so as to be considerate of these views. The planned for lots appear to be wide enough to accommodate this request. However, In the event they are not the Development Plan should be changed to limit the number of lots allowed, on the upper cul-de-sac to make single story homes possible.

Yes, fulfilling this request may decrease the overall value of the land in question for the current owner, District 11, but it was their failed plans that necessitated something else to be built here, and their failed plans have already cost these homeowners. District11 should not be able to profit or even recoup their costs at the expense of the existing homeowners. These homeowners decided to buy homes here because of the view, the relative assurance of the protection of this view because of the Development Plan for the Elementary School, and for the convenience, community togetherness, and property value that the Elementary and High Schools were supposed to have provided.

Thanks,
Tyrell Eggleston

Brackin, Tasha

From: Elizabeth White <eswhite1966@gmail.com>
Sent: Saturday, May 25, 2019 8:46 AM
To: Brackin, Tasha
Cc: White, Elizabeth [USA]
Subject: Dev Proposal - Newport Heights AR PUD-192001 and AR FP 19-00282

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Ms. Brackin,

Please find my comments and concerns below. Please feel free to contact me if you have any questions.

File numbers AR PUD 19-00281 and AR FP 00282 Newport Heights

My name is Elizabeth White, and my family owns the home at 6757 Shimmering Moon Lane – the corner of Shimmering Moon Lane and Bridle Pass, where we have lived for the past 11+ years. The proposed development would be directly across from our house.

The proposed building plan is the worst that I've seen of the three other plans that have been submitted in the last 6+ years. This plan significantly increases the number of houses (prior plans had 28, 32 and 44 houses) and increases the height of the houses which will detract from views. The number of homes is a significant concern for me and my family. The details below lay out some of my concerns.

Property Value: I believe the proposed development will significantly decrease our property value. I did not see a square footage or proposed selling price for these homes in the literature. Our house is 3,600 square feet, with a 3-car garage and nice landscaping. The current value of our home is about \$450K, and a smaller (3,300 sq. foot) home on Shimmering Moon Lane just sold for \$420K. From what I envision, the proposed homes will be quite a lot smaller, closer placed, and not up to the quality or value of the neighboring homes to include my own. As my home is directly across from this development, my property value will be directly impacted. I would like to understand the expected selling price, and more info on the size of these proposed homes. I would also propose that the homes that are right along Bridle Pass should be required to be of similar size, style and pricing as those directly adjacent. This would help address this problem at least a little.

Noise: the noise from residents of 50 houses will likely be significant. This noise would be much more than a school, which only is in session for about 180 days per year, and only for about 9 houses per day.

Traffic and parking: The traffic from residents of 50 houses would be a significant increase in our neighborhood. Given that most families have 2 or more vehicles, this is an extra 100+ vehicles that will be on Bridle Pass as that road serves as an entrance to the proposed development. I also expect parking to be a problem. The 100+ vehicles will need somewhere to park. How many garages will these homes have? Are streets wide enough to handle extra parking. (I do not want to have to dodge parked cars on Bridle Pass, or worse I do not want overflow parking in front of my home on Shimmering Moon Lane.)

Views: The proposed homes are 35 feet high. This will totally diminish our views to the North and Northwest of our home. Given that we live in a beautiful location, which was a significant consideration when buying our home, it will diminish our quality of life and the views that were part of the selling point of us buying our house will be gone. (I

understand this property will be developed, but homes of a similar footprint to the current homes would be much preferred. The last proposal was for ranch houses, which would have a much smaller height footprint and would be much preferred.)

Split rail fencing: This will not provide privacy between homes and will not restrict animals from wandering outside of their property. I don't want to see everything my neighbors are doing, and I'm sure they also want to have some privacy in their own yards. Fencing needs to be of a type that will provide privacy to the homeowner and neighbors.

I understand that this property will likely be developed, but I also think the style and size of homes should be more consistent with the neighboring homes. The builder will still be able to make a substantial profit without detracting from the neighborhood and property values/quality of life of the current residents. If homes cannot be built more in line with current homes, it will be an eyesore and decrease the property value and quality of life for my family and the other current residents in the neighborhood.

I appreciate the opportunity to provide feedback and hope that a building plan that is more agreeable to all parties will result.

Thank you,

Beth White

cell 719-433-8113

Brackin, Tasha

From: Brackin, Tasha
Sent: Tuesday, November 5, 2019 8:51 AM
To: Brackin, Tasha
Subject: FW: AR PUD 19-00281; AR FP19-00282

From: Karla Stephenson <karlamomheart@gmail.com>
Sent: Friday, June 7, 2019 2:16 AM
To: Brackin, Tasha <Tasha.Brackin@coloradosprings.gov>
Subject: AR PUD 19-00281; AR FP19-00282

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Good Day Ms. Brackin,

Thank you for the opportunity to share concerns regarding the proposed plat plan on AR PUD 19-00281 and AR FP19-00282.

As I have reviewed numerous documents this week dating from 1997-2019, for indicated Bridle Pass Dr parcel of land in the Newport Heights subdivision, it is noted that drawings on the approved July 3, 1997 Newport Heights Development plan and subsequent drawings had this area non platted. It seems this particular piece of land was originally platted for park use and Rabbit Brush CT. According to the Land Assessor site, on June 25, 1999, School D11 purchased the land for \$556,000 presumably in anticipation of a school. But in December 1999, D11 purchased property for \$333,000 in Wagon Trails where Freedom Elementary was established. For 20 years, D11 has held this property obviously never intending to build a school, selling the property to the current owners Rockwell Homes for \$450,000 in February 2019. What a disappointing loss on the behalf of D11 residents. If said proposal is approved, established homes of 18 years will have to compete with new home sales. Who would want an older home when new ones will sell for similar pricing? A potential negative impact to our neighborhood.

According to the approved July 3, 1997 plan, the total number of houses within Newport Heights was 438 total homes on 153.66 acres yielding a gross density of 2.85 Du/Acre. Minimum lot size was 4,500 sq ft with average 8,265. I believe any new plans for Newport Heights must be consistent with the previous plans to maintain overall appeal and integration into the neighborhood. New plans for Newport Heights cannot be set in accordance with recent new developments across Cottonwood Creek(CC) such at Midtown at CC or Trailside at CC.

While Midtown at Cottonwood Creek was permitted a high density unappealing 5 du/acre, the unaesthetic looking buildings would not be appropriate for our well established neighborhood. Trailside at Cottonwood has a projected 56 units on 15.6 acres yielding 3du/acre. I submit that the standard of Newport Heights be maintained and that any new development blend 'harmoniously' with the well established neighborhood.

As for traffic, would you please explain why the Traffic Survey was marked NA on the applications for 2018 (owner D11 but Rockwell plan) and 2019 (Rockwell owned and developer)? Why is there no traffic survey

required? Comparing noise from new homes to a school is a moot point as the school hasn't been built in 20 years.

According to records for Trailside at Cottonwood Creek a Traffic Impact Study was done in Nov 2018 and it already lists the intersection of Woodmen and Austin Bluffs at LOS D which is not far off of a F rating. Has the City done any Traffic Impact Surveys with all the new developments in the area from Rangewood to Austin Bluffs and Woodmen to Dublin?

While the city established a traffic light at Bridle Pass and Austin Bluffs an increase in traffic from 50 homes (50-100 cars) would negatively impact that intersection. I have seen numerous cars already make illegal turns on the red light due to the long wait times. Avoiding this light has increased pass through traffic along Dream Weaver and other streets to avoid the untimely wait. Adding 50-100 more cars will impact the neighborhood as a whole.

The placement of the proposed new roads on the already dangerous curves of Bridle Pass Dr. from Austin Bluffs to Standing Rock makes for dangerous blind areas and new streets along this curve across from Shimmering Moon could lead to more hazards.

Paragraph 3 of the 4/10/2019 application indicates: "gross density of 5du/acre and that density is consistent, compatible and complementary with surrounding land uses"

What surrounding land uses are being referenced here? If surrounding land use is in reference to the new development of Midtown at CC, that is irrelevant. Five du/acre is NOT consistent with the Newport Heights subdivision 2.85 du/acre with a minimum lot size of 4,500 sq ft. Any developments across Cottonwood Creek have no bearing on our neighborhood as they are not blending into the established neighborhood of Newport Heights.

Ms. Brackin, I appreciate the opportunity to share my observations regarding any potential new development on Bridle Pass Dr in the Newport Heights Subdivision. While we desire the 'natural beauty' of open space and Cottonwood Creek, it is of utmost importance to many in our neighborhood that any new proposals for additional dwellings maintain the stability and cohesiveness that our neighborhood is, as indicated in the August 21, 2018 report from the Planning and Community Development Dept.

While we understand the supposed increase need for housing in Colorado Springs, the rapid expansion is making COS undesirable for many residents. It is obvious the roadways cannot accommodate such rapid growth even if said roadways were designed to do so. Drivers are running more red lights and as was stated on a news report from the Sherriff office regarding the new Targeted Traffic Task Force, Colorado Springs is becoming a 'dangerous town to drive in.'

Thank you and I look forward to the meeting on Monday June 10th to review any diagrams of proposed dwellings.

Karla Stephenson
Newport Heights Resident
719-510-2736

Brackin, Tasha

From: Jessica Burmeister <burmeister.jessicalynn@yahoo.com>
Sent: Wednesday, June 5, 2019 4:29 PM
To: Brackin, Tasha
Subject: Re-zoning off Bridle Pass Open Space

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Ms. Brackin,

I am writing to you in regards of the potential re-zoning of the area off of Bridle Pass in the Newport Heights neighborhood. I completely agree with the current zoning of the area, and I think it is very fitting for the area in several ways. If it were to be re-zoned, traffic would skyrocket due to the huge amount of new families moving into the neighborhood. With this traffic would come a substantial amount of traffic accidents. Before the traffic light at Austin Bluffs and Bridle Pass was installed, accidents occurred on a weekly basis. I was the first to call 911 in many of these accidents. After installing the light, we hoped there would be less accidents. To a degree, the accidents have declined, but they still occur. My complete fear is, if traffic were to increase substantially, the light would make no difference. Speeding through the neighborhood has not decreased, however. Personally, I have witnessed neighborhood pets get crushed by the massive amounts of cars that already speed through our neighborhood. It is a problem because there is a constant stream of cars entering and exiting at any given time. I have also witnessed a child, riding his scooter, get hit by a car at the entrance of our neighborhood (bridle pass and little London) because traffic is out of control at this point. There are already too many people driving in and out of the neighborhood at any given moment. We can not afford a massive increase of residents.

I also exit the neighborhood several times a day, and I have waited as long as six or seven minutes to turn left or right at the light. Some early mornings take me upwards of 10 minutes just to get out of my neighborhood. I think about what would happen if the already huge amount of traffic were increased. Traffic jams due to an abundance of vehicles would also increase the amount of accidents occurring outside of the Newport Heights neighborhood. I don't think waiting 15+ minutes to exit my own neighborhood is a reasonable price to pay for adding 50+ more homes. This is a large reason why I believe adding more homes than the property is already zoned for would be disastrous. There are other entrances and exits to the neighborhood, but I have talked to several people who have said that traffic flow makes these very dangerous as well, and they don't even have stoplights.

Please take into consideration the current zoning limit for this neighborhood. I firmly believe that current zoning was made this way for a reason. I understand the want for those who own the land to make the most amount of money out of the land they have purchased, by I do not find adding so many homes a safe or rational decision. Adding maybe 15 homes and leaving some open space would still cause a negative impact on current residents, but it would be much more reasonable.

Another concern of mine includes the depreciation of the values of the homes surrounding the open space. One of the perks of living in this neighborhood is having such a gorgeous view with wildlife so close to our backyards. I love being able to walk my dogs in the field and to have direct access to cottonwood trail. If 50+ new homes are placed, all of this wildlife and view would be gone forever. Ten or fifteen new homes, however, would be completely reasonable and still keep these things, which people bought their homes for, mostly intact. I was devastated to find out that the area could be jam-packed with homes, leaving no field space, which may also decrease neighboring property values.

This would be especially true if the traffic becomes more of a problem. Who wants to live in a neighborhood with a constant flow of traffic. Our already-established neighborhood did not sign up for this. The people in this neighborhood use the open space more than you would think to access the trail and walk their dogs. Many of us had an understanding that this space was to be used for a park and a few more homes, but monetary greed has overcome our space. We don't need this many homes; it's the money that construction companies are after. Unfortunately, everyone in this neighborhood will suffer because of it.

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

Have a beautiful day,

Jessica Burmeister

Brackin, Tasha

From: James - Simple Discoveries <james@simplediscoveries.com>
Sent: Monday, June 10, 2019 6:28 PM
To: Brackin, Tasha
Subject: Proposed Zone Change - Newport Heights

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Ms. Brackin,

I am contacting you regarding the plan to develop the currently undeveloped plot located in Newport Heights neighborhood (80923) and the accompanying requested zone change for increased density. I am a current, full-time resident of Newport Heights but am unfortunately supporting work travel that has me abroad and am unable to participate in the community meeting planned for today. Below are my concerns and reservations, in priority order, with the planned development of the plot.

- 1) At what point were residents of Newport Heights made aware that the plot was being sold by the D11 school district to developers and is there a legal precedent where we should have been informed? Given we are taxpayers into D11 and I would consider the school district as stewards of our money, I personally believe we should have been informed of the land sale prior to its being consummated and provided an option as an impacted community, to purchase the land back for our neighborhood if the community voted to do such (presumably through the formulation of an HOA where we could have chosen to develop the land as a park, kept it as an open space, or sold to a developer of our choosing with the money placed back into improvements to common neighborhood areas.
- 2) Based on my limited research, I believe the aforementioned sale was already completed without the neighborhood's notification/consent. Are there any recourses that the neighborhood has via petition, legal action, etc. to be given the opportunity to purchase the land?
- 3) What water runoff assessments have been independently run by the city (not developer) to assure this new proposed development and those adjacent are not adversely affecting downstream communities and water quality? Given our neighborhood's elevation and local topography, I am not concerned about our immediate community, but having visually witnessed peak water flow along Cottonwood Creek with Colorado's high volume rains, I have seen the trail beneath Rangewood drive flood out on multiple occasions. As there will be significantly less initial abstraction - a term used by civil engineers to describe water that hits the ground and absorbed versus sent into runoff - the presence of three, new, higher density developments in addition to constant upstream development East of Powers will significantly impact both runoff flow into Cottonwood Creek as well as the water quality with pollution from fertilizers, pesticides, etc. I would suggest that if it hasn't already been done, a predictive analysis like the Soil Conservation Service Runoff Curve Number method (or other civil engineering standard) be completed to ensure we are not adversely affecting communities downstream or Colorado Springs water quality with these significant increases in population along the creek.
- 4) Should analysis indicated that increased runoff will only cause local flooding to sections of the Cottonwood Creek trail, is the city prepared to handle the increased cost of trail maintenance and/or relocation to higher ground, particularly the section beneath Rangewood Drive?
- 5) Should a new development proceed, will they become part of the Newport Heights subdivision and thereby fall within the existing covenants of the community? We like to maintain our community's appearance, maintenance and property

values and believe a property so closely associated with our neighborhood should fall to the same regulations and guidance we all face.

6) Can this new development be seen as an opportunity to re-assess our neighborhood's covenants as a result outside of the pre-dispositioned period of effectivity or need to hold to a neighborhood vote to open the covenants for revision?

7) Any increase in density along the Bridle Pass corridor will feed an ongoing parking issue along the first several blocks of that street. The original developer installed driveways at significantly steep angles for the first few blocks which forces most residents to part along the street which obstructs the view of children, pets, and animals in close proximity to Austin Bluffs (where people frequently enter/exit at a higher rate of speed). What is the developer intending to do to mitigate congestion along Bridle Pass with the increased density so we can avoid making an already dangerous situation worse?

8) What restrictions can the city emplace on the developer to ensure new development maintains a general appearance and density on-par with the existing community so as to not drastically alter our neighborhood aesthetic and/or property values? The city should have a vested interest in ensuring our property values are maintained and/or increase to drive tax revenue that would offset the increased costs to Colorado Springs with the rapid increases in our population. Devaluing our property or limiting its growth to merely increase population and meet developer demands for increased profit are not in the best interest of our overall community and city of Colorado Springs.

Thank you for your consideration of these concerns and ensuring that our part of the wonderful city of Colorado Springs is safe, and will always be a pleasant, comfortable place to call 'home'.

Sincerely,
James Johnson
281-615-2367
james@simplediscoveries.com

Brackin, Tasha

From: stegnerb@juno.com
Sent: Friday, May 31, 2019 11:00 AM
To: Brackin, Tasha
Subject: Newport Heights Development Proposal

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Dear Tasha,

Please excuse my tardiness, I see that comments about the proposed development in Newport Heights were due yesterday. I hope that my comments can still be included. I am referring to the proposed development NW of Big Timber Drive and Bridle Pass Drive.

I am writing to give my input regarding the proposed development in the Newport Heights subdivision, along Bridal Pass Drive. After reading the information available online, I have serious concerns about this proposed development.

First, I feel that the density of this development is too great. The plan to put a potential 50 units into this area is too great a number. The only access to or from this new development would be along Bridal Pass Drive. With 50 units and likely 2 cars per home, that is a potential for an additional 100+ cars going in and out of our subdivision each day. Currently, access out of the subdivision can get very congested, especially at the intersection of Bridal Pass and Austin Bluffs. This occurs for two reasons. First, traffic can get backed up at the light at Austin Bluffs and Bridal pass. Is there any way to make access to this new development directly on Austin Bluffs in order to not worsen the congestion onto Bridal Pass that already exists? Second, due to the poor development of Bridal Pass adjacent to Austin Bluffs, that area of the subdivision is already congested. The developer who built there placed small houses with very short, steep driveways, and small garages. This accounts for the first 12 houses on each side of the road after you turn from Austin Bluffs onto Bridal Pass. As a result of this poor development, most of the residents in these first 12 houses park on the street. With parking packed in on both sides of the street, it makes for a very narrow thoroughfare and can often be single lane for cars which are traveling. This single lane is also due to poor road conditions. This section of the road, due to heavy use is full of pot holes and is poorly maintained given the use it gets. Pot holes were patched and filled just a month ago and the road is already filled with potholes again. People travel very quickly through this narrow thoroughfare. Adding and additional 100+ cars per day will not ease this already present problem.

Second, I am concerned about the split rail fences that are proposed for this subdivision. It would create little privacy for the residents who already live there. There is no mention in the proposal as to size of the homes, however, I can only assume with 50 units, that the homes would be much smaller than the current surrounding neighborhood. I would hope that any new homes that would go in would be comparable to the current neighborhood in size and value as well as structure and appearance.

Third, I would be concerned about parking for guests of the residents in this new development. All overflow parking will come onto Bridal Pass, and likely Shimmering Moon, my street.

Fourth, I am concerned about the traffic flow having the mouth of one of the new streets directly across from Shimmering Moon Lane. This is a difficult corner as it is. This is somewhat of a blind corner and can be challenging to pull out onto Bridal Pass as cars tend to come quickly from either direction and adding another dimension of potential traffic will create a hazard.

Overall, I do not feel this proposal is right for our neighborhood. It is too dense and the road conditions, and access to the subdivision would be overly stressed in adding this many new homes to our neighborhood. How about fewer homes, and lets find a way in and out of this yet to be developed area that does not include Bridal Pass.

Thank you for your time!!

Brenda Stegner,
Resident of the Newport Heights Subdivision

Brackin, Tasha

From: Richard Sinchak <rmsinchak@gmail.com>
Sent: Sunday, May 19, 2019 12:37 PM
To: Brackin, Tasha; rmsinchak
Subject: Fwd: Development Proposal - Newport Heights [AR PUD-1900281 & AR FP 19-00282]

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

From: Richard Sinchak <rmsinchak@gmail.com>
Date: Sun, May 19, 2019 at 11:37 AM
Subject: Development Proposal - Newport Heights [AR PUD-1900281 & AR FP 19-00282]
To: <Tasha.Brackin@coloradosprings.gov>, rmsinchak <rmsinchak@gmail.com>

Two (2) corrections in RED
Greetings

A. Very Concerned property owner

Richard M. Sinchak, original & present owner of the corner property on Shimmering Moon Ln and Bridle Pass. I have seen 4 proposals in the 17 years I lived here and this by far is the worst. What happened to the 28 single homes, then 32 and last year 22 pad with 2 homes per pad (or44)?

B. Noise. Rockford says, there would be less noise if the school was built 16 years then today. Do they think we

are idiots to believe that nonsense. Schools usually have hours of 7am to 4 pm for 9 hours. Traffic noise from the additional 100plus vehicles daily would be for approx 6am to 11am for 17 hours.

C. Parking. Where are all these cars going to park? Plans show little to no street parking. But there is Bridle Pass

and Shimmering Moon Ln. Isn't that wonderful. The last plan called for a gated community. This will split rail

fences. Awesome; let the pets roam free.

D. Houses. No mention of style or price range. I think they will be cracker like boxes built on slabs like Classic

Homes is building across Cottonwood Creek next the Cook Communications. They are so ugly and I doubt they would survive the next wind storm.

So the height on Phase 1 will be 25 feet and Phase 2 will be 35 feet. The width of the lots is so small; Rockford

wants max. density or Greed to be his goal.

I'll be able to look out my window and see these 25ft wide x 35ft high LEGO style cheap monstrosity. I can't wait.

Also, 50 homes on 8 acres is not 5 per acre. My math is 40 which is too many.

50 homes on 8 acres = 6.25 homes/acre. Way too many!!

E. Property Value of my Home.

Seems to me to go down. I'm thinking of moving out. The longer I stay here the lower the value of my house.

Thanks Rockford.

F. The two courts that will exit on to Bridle Pass; will there be traffic lights or 3 way stops or speed bumps? Existing traffic speed is min 35mph to 50mph. Another train wreck in the planning.

G. Barrier

Can Rockford build an 8 ft. barrier fence all along the Bridle Pass property to HIDE that development? Prefer 25ft or higher like used on I-25 for Noise abatement and Visual pollution!
Of course solid concrete.

H. Timing:

When is the neighborhood meetings going to take place?

Thank you, Richard

Brackin, Tasha

From: Todd Fisher <todd.fisher@usfalcon.com>
Sent: Monday, June 10, 2019 9:26 AM
To: Brackin, Tasha
Subject: RE: FW: Emails regarding proposed infill home development at Newport Heights

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Dear Ms. Brackin,

I was curious to how Your discussions went with the project managers? Do You recall how the responded to each of the concerns (re-listed below for reference)?

- 1) The plan talks to limiting the homes in lots 1-16 to 25 feet in height to protect the views of the existing home owners. The problem is that limiting a home to 25 feet high is not limiting. Two-story homes are approximately 24 feet high. Allowing two-story homes behind the existing homes on Big Timber Drive will definitely block the views. These owners paid a lot premium because of these views, and it does not seem fair to ignore this fact.

I would ask you to consider requiring the developer to limit homes in Lots 1-16 to ranch-style, single-story homes.

- 2) Lot 5 in the proposal is in an awkward location, requires a shared driveway, and places the home very, very close to mine. In addition, the home placed there, as proposed, would sit up on a hill. Both the close proximity and the land elevation increases the likelihood that even a single family home will impede our view.

I would ask you to consider requiring the developer to remove Lot 5 and the shared driveway from the plan, instead extending Lot 6 to include the land gained from removing Lot 5, and planning for driveway access for Lots 3 & 4 to be from Bridle Pass Drive. In addition, I would ask that all homes be build at a lower elevation than the existing homes on Big Timer. The hill slopes down from the Big Timber Drive. Clearing out a few points of higher elevation along the fences of the homes on Big Timber Drive so that homes are built at a lower elevation seems beneficial to both existing and new home owners.

- 3) The trail proposed immediately behind/to the West of the homes on Big Timber Drive is too narrow as proposed. The homes just to the South of Bridle Drive have a similar trail. The fence to fence distance between those homes are approximately 50 feet at the narrowest and increase to about 80 feet. In contrast, the 20 feet proposed in the development area are far too narrow. The view for passersby would feel confined, restricted, and alley-like. The alley would offer too much seclusion, and persons would likely use the area for mischief because of concealment.

I would ask you to consider requiring the developer to ensure a minimum fence-to-fence distance of 50 feet to support this trail area.

- 4) In addition to the lot premium, the current owners agreed to a higher tax rate because of the District 11 plans for building additional schools. At the time of purchase the neighborhood plan called for an Elementary school in the lot now proposed for 50 home development. The school district additionally had plans for a High School just South of Jenkins Middle School. The real estate taxes in the area were/are high compared to other District 11 areas, and we accepted these higher costs largely because of the plan for these two schools. District 11 no longer plans to build schools here and so we are left with paying higher taxes, while having to ship our kids to other schools.

Do You plan to attend the neighborhood meeting this evening?

Thanks for Your time,

Todd Fisher
719-200-6251
Fishert4@gmail.com

From: Todd Fisher
Sent: Wednesday, May 29, 2019 2:16 PM
To: Brackin, Tasha <Tasha.Brackin@coloradosprings.gov>
Subject: RE: FW: Emails regarding proposed infill home development at Newport Heights

Thank You

From: Brackin, Tasha <Tasha.Brackin@coloradosprings.gov>
Sent: Wednesday, May 29, 2019 2:04 PM
To: T Fisher <fishert4@gmail.com>
Cc: Kimble Gingrich <kkkingrich@hotmail.com>; Joe Mehsling <rujoe@aol.com>; Michael Gilardino <michael.gilardino@polarisalpha.com>; Todd Fisher <todd.fisher@usfalcon.com>; Carmen <cmontoya123@yahoo.com>; karenkang8088@gmail.com; pkahfong@gmail.com; mchiartano@psi-llc.com; Michael Gilardino <michael.gilardino@issinc.com>; lankford.james@yahoo.com; rmsinchak@gmail.com
Subject: RE: FW: Emails regarding proposed infill home development at Newport Heights

Dear Mr. Fisher,

Thank you for your email and comments related to the proposed new homes in your neighborhood. Similar to the replies I have sent to other neighbors who have submitted input, I wanted to share a few points:

- All emails received are being reviewed and retained by City Planning Staff as well as transmitted to the property owner/ proponents of the development to address as appropriate. The comments will also be retained and included as part of the staff reports to the Planning Commission and City Council.
- A neighborhood meeting for this proposal will occur June 10, at 6 pm, at the Jenkins Middle School. The meeting is sponsored by the consultant (*Altitude Land Consultants, representing the property owner*) and is intended to seek input and answer neighbors' questions. Please watch your mailbox for notification of the upcoming meeting in your neighborhood.
- Comments will be accepted while the project is under review and until the proposed rezone is set for a public hearing before the Planning Commission and City Council. Another round of notification will occur before any public hearing.
- Criteria used in a decision regarding Zone Changes, Concept Plans and Development Plans are listed below.

I have a meeting with the proponent of this project on Friday, and will discuss the concerns expressed in your comments.

Thank you again for your input, and please let me know of any additional comments. Your involvement in the review process will help assure that feedback about the proposed development is provided to the City's decision making bodies (Planning Commission and City Council).

Sincerely,

Brackin, Tasha

From: Paul Ahfong <pkahfong@gmail.com>
Sent: Wednesday, May 22, 2019 8:45 AM
To: Brackin, Tasha
Cc: mchiartano@psi-llc.com; michael.gilardino@issinc.com; lankford.james@yahoo.com; rmsinchak@gmail.com
Subject: Re: Emails regarding proposed infill home development at Newport Heights

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Thank you for this information.

The development plan is not complicated to understand.

School district 11, who owned the property, didn't allow the development of this neighborhood as intended, that's why it remained empty for 20 years!

I hope this was original plan.

You will do what you will do. I have not control over that.

But thanks for filling me or us in on it.

Have a good day.

Paul

On Mon, May 20, 2019 at 3:32 PM Brackin, Tasha <Tasha.Brackin@coloradosprings.gov> wrote:

Good afternoon gentlemen,

I wanted to thank you for reaching out via email to provide input on the proposal that the City has received from developer John Raptis.

This email is intended to provide key information on behalf of the City Planning Department regarding the proposal being considered.

- All emails received are being reviewed and retained by City Planning Staff as well as transmitted to the property owner/ proponents of the development to address as appropriate.
- I have asked that a neighborhood meeting be held by the consultant (*Altitude Land Consultants*, representing the property owner and developer) in order to answer neighbors' questions.
- I anticipate a neighborhood meeting will occur in early June, however the exact date has not yet been set. Comments will be accepted while the project is under review and the proposed rezone will require a public hearing before the Planning Commission and City Council. Another round of notification will occur before any public hearing, and no City decision will be made until after the neighborhood meeting occurs.

- Criteria used in a decision regarding Zone Changes, Concept Plans and Development Plans are listed below.
- Please watch your mailbox for notification of the upcoming meeting in your neighborhood, at which questions will be discussed.

Thank you again for your input. Your involvement in the review process will help assure the City receives feedback about the proposed development. I am committed to providing the opportunity for meaningful dialogue between the surrounding neighbors, the property owner, and the City decision making bodies (Planning Commission and City Council).

Tasha Brackin, AICP

Senior Planner

Zoning Amendment Criteria

Establishment Or Change Of Zone District Boundaries: A proposal for the establishment or change of zone district boundaries may be approved by the City Council only if the following findings are made:

- 1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare.*
- 2. The proposal is consistent with the goals and policies of the Comprehensive Plan.*
- 3. Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.*
- 4. For MU zone districts the proposal is consistent with any locational criteria for the establishment of the zone district, as stated in article 3, "Land Use Zoning Districts", of this chapter. (Ord. 94-107; Ord. 97-111; Ord. 01-42; Ord. 03-157; Ord. 12-76)*

Concept Plan Review Criteria

A concept plan shall be reviewed using the criteria listed below. No concept plan shall be approved unless the plan complies with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the existing and proposed land uses surrounding the site.

- 1. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?*
- 2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off the site?*

3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and the community?
4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience and ease of traffic flow and pedestrian movement both on and off the site?
5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
6. Does the proposed development promote the stabilization and preservation of the existing properties in adjacent areas and surrounding residential neighborhoods?
7. Does the concept plan show how any potentially detrimental use to use relationships (e.g., commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?
8. Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan? (Ord. 94-107; Ord. 01-42; Ord. 03-157; Ord. 09-78; Ord. 12-72)

Development Plan Review Criteria

A development plan shall be reviewed using the criteria listed below. No development plan shall be approved unless the plan complies with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the land uses surrounding the site.

1. *The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.*
2. *The development plan substantially complies with any City- adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.*
3. *The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.*
4. *The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.*
5. *The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.*
6. *All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.*
7. *The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.*
8. *The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.*
9. *The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.*

10. The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.

11. The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties.

12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.

13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise. (Ord. 94-107; Ord. 95-125; Ord. 01-42; Ord. 02-64; Ord. 03-74; Ord. 03-157; Ord. 09-50; Ord. 09-78; Ord. 12-72; Ord. 18-2)

The above criteria from the City Zoning Code, along with the City's Comprehensive Plan, will form the basis for the City's decision related to the proposal.



Tasha Brackin, AICP

Senior Planner | Central Team

Tasha.Brackin@ColoradoSprings.gov

Phone: (719) 385-5369

PlanCOS

[Pre-Application Meeting Request](#) | [Springs View/Map](#) | [Development Applications](#) | [Zoning Code](#) | [Parcel Info](#)

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**** End Message ****

Paul Ahfong
pkahfong@gmail.com

Brackin, Tasha

From: Staley, Chris
Sent: Tuesday, May 28, 2019 3:57 PM
To: Brackin, Tasha
Subject: FW: Development Proposal - Trailside at Cottonwood Park

Tasha,

Is this one of yours? Public comment for Trailside at Cottonwood Park.

Chris

From: Sunderlin, Katie
Sent: Tuesday, May 28, 2019 3:53 PM
To: Staley, Chris <Chris.Staley@coloradosprings.gov>; Brackin, Tasha <Tasha.Brackin@coloradosprings.gov>
Subject: FW: Development Proposal - Trailside at Cottonwood Park

Hey Chris and Tasha,
I'm not sure who this is supposed to go to but it's in central.

Katie Sunderlin, Architect
LEED AP BD+C
Planning Analyst II
Community Development Division
719-385-5345
Katie.Sunderlin@coloradosprings.gov



From: Bob & Gill Rosenthal [<mailto:bliksum@comcast.net>]
Sent: Sunday, May 26, 2019 4:46 PM
To: Sunderlin, Katie <Katie.Sunderlin@coloradosprings.gov>
Subject: Development Proposal - Trailside at Cottonwood Park

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DEVELOPMENT PROPOSAL NEWPORT HEIGHTS – BIG TIMBER DR AND BRIDLE PASS DR.

This parcel of land was originally zoned “open space” and part of the Cottonwood Creek Park and Trail and our neighborhood, later donated by the City to School District 11 to build a new school. D11 did not build the school and sold it to different developers who planned to develop it into single family home communities.

We were told at the public meeting the lot is made up of very high density hard rock, very expensive to develop, so most planned homes would not have basements, to make development more financially viable.

Now another developer has an interest in developing the land and each subsequent plan seems to call for higher density development, 50 houses on 10 acres.

At public meetings, neighbors expressed their concerns, protested against development and were vocally unanimous in their objection to both neighborhood projects.

Some of our objections and reservations are:

- This land was not supposed to be developed! – It should remain part of our open space and be returned to the City by District 11, if not used for education.
- What will the future impact of two high density residential projects be on our neighborhood?
- Where would new residents, their visitors and visitors to Cottonwood Park, all park their vehicles?
- Will we retain the quality and beauty of the Cottonwood Creek Park and Trail after major increased use by Midtown Collection residents plus residents of the proposed Newport Heights development?
- What will major increased traffic on Bridle Pass Dr. look like?
- The negative changes to the beautiful and unobstructed views enjoyed, especially by the present residents.
- How these projects will affect the present Cottonwood Park walking path, surrounding area and access to the Park.
- If these projects have a home owners association, how would it affect the rest of the surrounding neighborhood, which has no home owners association.
- What are the effects of water run-off on such a steeply angled lot and the surrounding area?
- All other homes in the immediate neighborhood are single family homes, with much larger lots.
- How will all these new high density living homes affect our home values?

Observations on the Midtown Collection development:

- The last public meeting held to discuss the rezoned development of a “retirement community” project at E. Woodmen Rd and Lee Vance Dr. has somehow become the construction of Midtown Collection, a total of 106 ultra-high density single family multi-level homes, on average only 6’ apart, on only 21 acres, with no gardens, sandwiched together like sardines in a can! Is this the plan for Newport Heights?
- None of us neighbors across the creek knew what was actually going to be built until construction began. Was the retirement community project changed, rezoned and authorized with any public input and knowledge?
- Who paid for a new trail bridge recently built across the creek and connected to the Trail? This is a wonderful marketing point for sales to potential new Midtown residents, who will soon be our neighbors and also have direct access to the Trail. Not good, if paid for by taxpayers?
- What are the developers doing to the steep open spaces from the creek up north and east toward Austin Bluffs? Wonder where the coyotes have gone to live as we don’t hear them at night anymore?

Thank you for your mailed development proposal information: Interesting that no public meeting is planned, that within 10 days after an administrative decision is made on the project, anyone has the right to appeal but only after paying your \$176.00 fee and completed appeal form and appeal applications are submitted. Guess we know what the decision is going to be! Be nice to get your comments, but not holding our breath.

Respectfully,

Robert and Gillian Rosenthal

4659 Bridle Pass Dr., Colorado Springs, CO 80923.
Very Concerned Neighbors!

Brackin, Tasha

From: Webb, Cody on behalf of PlanningDev
Sent: Thursday, July 18, 2019 10:07 AM
To: Brackin, Tasha
Subject: FW: Newport Heights Proposed Development Issue

You're handling this Newport Heights project right?

From: Swing, Adrienne <Adrienne.Swing@netscout.com>
Sent: Thursday, July 18, 2019 10:04 AM
To: PlanningDev <PlanningDev@coloradosprings.gov>
Subject: Newport Heights Proposed Development Issue

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City of Colorado Springs Planning Office File numbers AR PUD 19-00281 and AR FP 00282 Newport Heights

My name is Adrienne Swing and my family lives in Newport Heights at 4594 Bridle Pass Dr. I am very concerned about the proposed development for many reasons which I will outline below. I ask for your support in ensuring the proposed rezoning from 9 single family homes to 50 homes for this property is NOT approved. (There is a reason this was originally zoned for 9 houses – to keep it in alignment with the surrounding home size and density, and to keep a reasonable setback from Cottonwood Creek Trail.) My biggest concern is that this proposal is not compatible with the house size, density and layout of the current neighborhood and adjacent homes. This proposal would diminish quality of life in our neighborhood as well as all who use the adjacent Cottonwood Creek Trail and would detract from what we love about living in Newport Heights and Colorado Springs.

The number of homes is the most significant concern for me and my family for the following reasons:

Property Value: The proposed development will decrease our property value. While I did not see a square footage or proposed selling price for these homes in the literature, and the specifics of this were not answered by the developer during the first public meeting held in May, many of the adjacent homes are on much larger than the proposed lots – in some cases up to 4 times the proposed lot sizes. Given this, it is unfathomable that the houses could be of equivalent value. From what I envision, the proposed homes will be quite a lot smaller, closer placed, and not up to the quality or value of the neighboring homes. I would like to understand the expected selling price, home style, and more info on the size of these proposed homes. I would also propose that the homes that are right along Bridle Pass should be required to be of similar size, style and pricing as those directly adjacent. Some statistics that show exactly why I'm very concerned about the small proposed lot sizes and the development not being in line with current neighborhood construction and property size/values are as follows:

- Average plot of adjacent houses is 8,918 SF, while proposed homes average 7,057 SF, an average of 1,861 SF smaller per lot

- 6 lots are under 4,000 SF, and another 5 are under 5,000 SF. (Smallest proposed lot is 3,630 SF.) Several of the current adjacent neighborhood lots are over 14,000 SF, which is 3.8 times the smallest lot. These lots are not in line with the current neighborhood
- 39 of the 50 proposed lots are smaller than the average of the adjacent houses
- 11 of 50 lots are smaller than the smallest adjacent lot of 4,950 SF
- Only 5 of 50 (10%) of lots are 10,000 SF or greater, while 9 of 23 (39%) of adjacent lots are 10,000 SF or larger
- 4 lots (#29-32) will be directly across from 6757 Shimmering Moon Lane. These lots range from 5062 to 6724 SF, whereas the lot at 6757 Shimmering Moon Lane is 14,024 SF, approximately 2.5 times the lots proposed directly across from it
- The proposed 25 feet height is only for the houses that back up to those on Big Timber Drive. (And this will still likely block their views.) All others are up to 35 feet. What about those who have views of open land North and Northwest facing. With the current proposal we will now look at a wall of 35 ft tall homes. And, with the remainder of the roof height in addition to these sited heights, this will allow houses 30 to 40 feet in height. This is not in alignment with current neighborhood homes and will impact quality of life for current residents. (We intentionally didn't choose to live in Denver or other areas where the houses are stacked right on top of each other.)

Traffic and parking: The traffic from residents of 50 houses would be a significant increase in our neighborhood. Given that most families have 2 or more vehicles, this is an extra 100+ vehicles that will be on Bridle Pass as that road serves as the only entrance/exit from the proposed development. I also expect parking to be a problem. The 100+ vehicles will need somewhere to park. How many garages will these homes have? I presume 2-car garages, which will likely lead to a significant amount of on-the-street parking as garage space is also used for storage. Streets are not wide enough to handle extra parking. I do not want to have to dodge parked cars on Bridle Pass or other adjacent streets. A traffic light will likely need to be added to the intersection of Dublin Boulevard and Galliant Drive. Speed bumps will need added to Bridle Pass for the safety of our children with all the additional traffic. None of these issues were addressed in the proposal. There is also a proposed entrance to one of the cul-de-sacs right across from the driveways of residents on Bridle Pass – this does not sound safe or of appropriate design.

Noise: the noise from residents of 50 houses will likely be significant. This noise would be much more than a school, which only is in session for about 180 days per year, and only for about 9 hours per day.

The proposed plan for the new development has housing lots abutting and impeding on the walking path/Cottonwood Creek Trail. This is definitely not in alignment with the rest of the adjacent trail and our neighborhood, as all other houses are set back approximately 30 feet from the Cottonwood Creek Trail. This trail is used by an estimated 1000+ people per day on the weekends in the summer, and used daily year-round by the community. It would definitely be a loss for the community if houses are built right against the trail. Our neighborhood does not have any other open space that the property in the proposed development area and the use of the Cottonwood Creek Trail. The availability and quality of this trail is very important to us for our health and quality of life.

The proposed plan is truly not in alignment with the rest of the neighborhood in so many ways -- but the density remains the top concern. The lots are too small, the height of the houses will obscure views, there will be too much parking on the street, and the trail we use for health and recreation will no longer be as it is today. We would like the rezoning proposal to be disapproved. This land is currently zoned for nine houses, that is a reasonable number of houses to be built on this property. 50 lots/houses are not acceptable or

compatible with the current and established neighborhood of approximately 400 homes. The proposed plan will not be complementary to the current neighborhood look or feel.

Split rail fencing: this will not provide privacy between homes and will not restrict animals from wandering outside of their property. I don't want to see everything my neighbors are doing, and I'm sure they also want to have some privacy in their own yards. Fencing needs to be of a type that will provide privacy to the homeowner and neighbors.

The style and size of homes for this development should be more consistent with the neighboring homes, of equal or higher value. The builder can execute a plan without detracting from the neighborhood and property values/quality of life of the current residents. If homes cannot be built more in line with current homes, it will be an eyesore and decrease the property value and quality of life for my family and the other current residents in the neighborhood.

I appreciate the opportunity to provide feedback and hope that a building plan that is more agreeable to all parties will result. As citizens and taxpayers, we ask for your support in making sure that our neighborhood and community retain its positive qualities, and that our property values do not suffer from a proposed development plan that is not in line with our community values. The great quality of life is what drew us to this neighborhood, city and state, and we ask your support to keep it that way.

Please let me know of future meetings that are open to the public on this matter so that myself and my neighbors can attend.

Sincerely,

Adrienne Swing

4594 Bridle Pass Dr.
Colorado Springs, CO 80923
Ffangel2004@yahoo.com
(719) 484-9218

Brackin, Tasha

From: Pearl Lai <pearl.lai.co@gmail.com>
Sent: Thursday, June 13, 2019 7:53 PM
To: Brackin, Tasha
Subject: Development Proposal Trailside at Cottonwood Creek

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Dear Tricia,

I am a home owner in the Trailside at Cottonwood Creek neighborhood and I received a notice in the mail regarding the development proposal in the area. A big factor in our decision to purchase our home in the area is the space and the views. We enjoy taking walks and bike rides along the trail so are concerned about developments in the area encroaching on the natural beauty. A large part of the attraction and beauty of the area is it's open and undeveloped space. For that reason we are not in favor of further developments in the area. We appreciate you taking this into consideration when making plans for our neighborhood.

Sincerely,

Pearl Lai

Brackin, Tasha

From: Pearl Lai <pearl.lai.co@gmail.com>
Sent: Monday, June 17, 2019 12:43 PM
To: Brackin, Tasha
Subject: Re: Development Proposal Trailside at Cottonwood Creek

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Hi Tasha,

Thank you for your reply and the information. I did not know the details and it is helpful to know the land designation.

Pearl

On Mon, Jun 17, 2019 at 11:47 AM Brackin, Tasha <Tasha.Brackin@coloradosprings.gov> wrote:

Good morning,

Thank you for your email regarding the proposal for home development received by the City of Colorado Springs. I appreciate your input and welcome your opinions. Below are a few points regarding the planning review process:

- I am reviewing all comments I receive, and retaining them to provide to the ultimate decision makers (City Council following a public hearing before the Planning Commission). Notification of the ultimate Planning Commission meeting will be provided in advance to all property owners within 1,000 feet of the subject property.
- I understand the perception of the property as “open space”; in terms of the zoning code, however, the property is known as vacant/undeveloped private property; it is owned by Rockwood Homes and was purchased when School District Eleven made the decision to sell it this past February.
- The trail and associated open space that is intended for public use (Cottonwood Trail) will remain in place with public access points via existing and proposed paths.
- You are welcome to contact the City staff person responsible for reviewing whether proposed development addresses appropriate park and open spaces: Connie Perry, Parks Landscape Architect: (719)385-6533; cperry@springsgov.com . Her prior statement to me is that the developer of the land where you now live (Norwood) has fulfilled their park land obligation under the Master Plan.

Thank you again for your input. Your involvement in the review process will help assure that feedback about the proposed development is provided to the City's decision making bodies (Planning Commission and City Council).

Sincerely,

Tasha Brackin, AICP

Senior Planner



Tasha Brackin, AICP

Senior Planner | Central Team

Tasha.Brackin@ColoradoSprings.gov

Phone: (719) 385-5369

PlanCOS

[Pre-Application Meeting Request](#) | [Springs View/Map Development Applications](#) | [Zoning Code](#) | [Parcel Info](#)

From: Pearl Lai <pearl.lai.co@gmail.com>
Sent: Thursday, June 13, 2019 7:53 PM
To: Brackin, Tasha <Tasha.Brackin@coloradosprings.gov>
Subject: Development Proposal Trailside at Cottonwood Creek

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Dear Tricia,

I am a home owner in the Trailside at Cottonwood Creek neighborhood and I received a notice in the mail regarding the development proposal in the area. A big factor in our decision to purchase our home in the area is the space and the views. We enjoy taking walks and bike rides along the trail so are concerned about developments in the area encroaching on the natural beauty. A large part of the attraction and beauty of the area is it's open and undeveloped space. For that reason we are not in favor of further developments in the area. We appreciate you taking this into consideration when making plans for our neighborhood.

Sincerely,

Pearl Lai

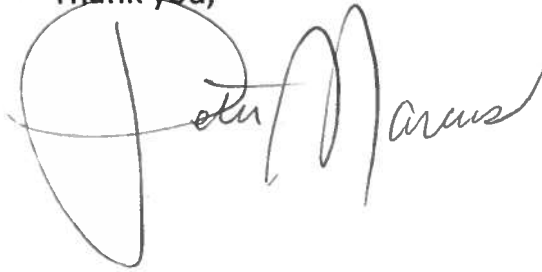
June 5, 2019

Ms. Brackin,

I am opposed to the development in Norwood Heights (Austin Bluffs and Bridle Pass Road) for the following reasons:

- Noise pollution issues
- Impact for public utilities/services (water, sanitation)
- The increased density of people will impact safety and environmental factors.
-

Thank you,

A handwritten signature in cursive script that reads "John Marcus". The signature is written in black ink and is positioned below the "Thank you," text.

June 5, 2019

Ms. Brackin,

I am opposed to the development in Norwood Heights (Austin Bluffs and Bridle Pass Road) for the following reasons:

- Noise pollution issues
- Impact for public utilities/services (water, sanitation)
- The increased density of people will impact safety and environmental factors.
-

Thank you,

A handwritten signature in black ink that reads "Lianne Marcus". The signature is written in a cursive style with a large, sweeping initial "L".

June 5, 2019

Ms. Brackin,

I am opposed to the development in Norwood Heights (Austin Bluffs and Bridle Pass Road) for the following reasons:

- Noise pollution issues
- Impact for public utilities/services (water, sanitation)
- The increased density of people will impact safety and environmental factors.
-

Thank you,

Greg Peters

June 5, 2019

Ms. Brackin,

I am opposed to the development in Norwood Heights (Austin Bluffs and Bridle Pass Road) for the following reasons:

- Noise pollution issues
- Impact for public utilities/services (water, sanitation)
- The increased density of people will impact safety and environmental factors.
-

Thank you,

Judith Peters

June 5, 2019

Ms. Brackin, (City Planner - El Paso County)

I am opposed to the development in Norwood Heights (Austin Bluffs and Bridle Pass Road) for the following reasons:

- Noise pollution issues
- Impact for public utilities/services (water, sanitation)
- The increased density of people will impact safety and environmental factors.
-

Thank you,

Maria Heredia Grass effects water drainage

June 5, 2019

Ms. Brackin, (City Planner - El Paso County)

I am opposed to the development in Norwood Heights (Austin Bluffs and Bridle Pass Road) for the following reasons:

- Noise pollution issues
- Impact for public utilities/services (water, sanitation)
- The increased density of people will impact safety and environmental factors.
- The property should be managed and developed to match like properties - not for maximum revenue generation.

Thank you,

Darlene T Huncut

- maintaining some park-like presence would be great!

June 5, 2019

Ms. Brackin, City Planner - El Paso County

I am opposed to the development in Norwood Heights (Austin Bluffs and Bridle Pass Road) for the following reasons:

- Noise pollution issues
- Impact for public utilities/services (water, sanitation)
- The increased density of people will impact safety and environmental factors.
-

Thank you,

A handwritten signature in blue ink that reads "Rao Bell". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

June 5, 2019

TASHA
Ms. Brackin, (City Planner - El Paso County)

I am opposed to the development in Norwood Heights (Austin Bluffs and Bridle Pass Road) for the following reasons:

1. The proposal does not take into account parking or road access to Austin Bluffs
2. Access to Cottonwood Trail will be lost.
3. The development will reduce the value of homes in the area.

Thank you,
Kathleen Weatherford

June 5, 2019

Ms. Brackin, City Planner, El Paso County

I am writing to voice my concerns and disagreement with the proposed land/residential development in Norwood Heights near Austin Bluffs and Bridle Pass Road. I am opposed to the development for the following reasons:

- Loss of neighborhood recreation and health open space. (El Paso County Parks – provide neighborhood park facilities and support maintenance in localized areas)
- Increase in traffic
- Safety hazard to residents/children

Thank you,

J. Black

June 5, 2019

Ms. Brackin, *City Planner - El Paso County*

I am writing to voice my concerns and disagreement with the proposed land/residential development in Norwood Heights near Austin Bluffs and Bridle Pass Road. I am opposed to the development for the following reasons:

- Loss of neighborhood recreation and health open space. (El Paso County Parks – provide neighborhood park facilities and support maintenance in localized areas)
- Increase in traffic
- Safety hazard to residents/children

Thank you,

A handwritten signature in black ink, appearing to read "Sandra I. Smith". The signature is written in a cursive style with a large, looped initial "S".

June 5, 2019

Ms. Brackin, *(City Planner - El Paso County)*

I am writing to voice my concerns and disagreement with the proposed land/residential development in Norwood Heights near Austin Bluffs and Bridle Pass Road. I am opposed to the development for the following reasons:

- Loss of neighborhood recreation and health open space. (El Paso County Parks – provide neighborhood park facilities and support maintenance in localized areas)
- Increase in traffic
- Safety hazard to residents/children

Thank you,

Maria Heredia

June 5, 2019

Ms. Brackin, (City Planner - El Paso County)

I am opposed to the development in Norwood Heights (Austin Bluffs and Bridle Pass Road) for the following reasons:

1. The proposal does not take into account parking or road access to Austin Bluffs
2. Access to Cottonwood Trail will be lost.
3. The development will reduce the value of homes in the area.

Thank you,

A handwritten signature in cursive script, appearing to read "June Van Scoot".

June 5, 2019

Ms. Brackin, EL PASO CITY PLANNER

I am opposed to the development in Norwood Heights (Austin Bluffs and Bridle Pass Road) for the following reasons:

- Noise pollution issues
- Impact for public utilities/services (water, sanitation)
- The increased density of people will impact safety and environmental factors.
-

Thank you,

Kelley Knott

June 5, 2019

Ms. Brackin, EL PASO City Planner

I am opposed to the development in Norwood Heights (Austin Bluffs and Bridle Pass Road) for the following reasons:

- Noise pollution issues
- Impact for public utilities/services (water, sanitation)
- The increased density of people will impact safety and environmental factors.
-

Thank you,

A handwritten signature in cursive script that reads "Lauren Jones". The signature is written in black ink and is positioned to the right of the "Thank you," text.

June 5, 2019

Ms. Brackin, *El Paso City Planner*

I am opposed to the development in Norwood Heights (Austin Bluffs and Bridle Pass Road) for the following reasons:

- Noise pollution issues
- Impact for public utilities/services (water, sanitation)
- The increased density of people will impact safety and environmental factors.
-

Thank you,

A handwritten signature in black ink, appearing to be 'T. B.', written over a horizontal line.

