

June 20, 2019

Item 6.A.
Wolf Ranch

Carleo, Katie

From: pjburnettfam@aol.com
Sent: Wednesday, June 19, 2019 4:19 PM
To: Carleo, Katie; Carleo, Katie
Cc: pjburnettfam@aol.com
Subject: Comments on Wolf Ranch Master Plan scheduled for City Planning Commission

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

To: Katie Carleo (kcarleo@springsgov.com)

Subject: Comments on Wolf Ranch Master Plan Amendment (File Number: CPC MP 05-00080-A7MJ19)

Per your request, we submit the following revised comments on the subject Wolf Ranch Master Plan Amendment Development Proposal.

As Wolf Ranch (WR) homeowners, we have attended the meetings and reviewed the information found on your referenced database—to include the most recent revisions. And, after careful consideration we still STRONGLY OPPOSE the Wolf Ranch Master Plan Amendment as currently proposed. Our position is based upon the following comments:

- First, Norwood has made very few positive changes to their amendment proposal.
 - The most recent Wolf Ranch amendment proposal continues to ignore major areas of contention previously addressed regarding basic safety risks (especially for neighborhood children). These include the risks/mitigations associated with adding high density units next to an existing elementary school (future elementary, middle, and high school complex), and the lack of planning/safety considerations regarding the major east-west thoroughfares (Research & Briargate).
 - The most recent documentation (Wolf Ranch Master Plan Comprehensive Planning Division) provided for this session goes as far as stating, "Briargate Parkway is setting up to be a very major corridor in the region and is depicted as such in PlanCOS. Among other considerations, its connection will be critical to providing for the future development of properties to the east (including Banning Lewis Ranch)." Additionally, "Research Parkway may be an interesting consideration once the planned and necessary connection with Marksheffel Boulevard is made. This should be addressed outside of just the scope of the traffic study." How can this master plan ignore these roads? In this case, a NO decision to properly plan roads in this master plan is a decision to let someone else plan for you--and we'll all have to live with the consequences. Definitely a BAD idea!
 - Next, why would anyone approve decreasing a previously approved "park" adjacent to a "school" complex from 25 acres to 9 acres in order to accommodate a high density housing unit? Definitely another BAD idea!
 - We are strongly opposed to any high density units being built next to an Elementary school; it will significantly change the character of the community. We deliberately chose to invest and build in the WR community based upon what it offered as a planned community. To significantly change the character of that community by replacing proposed park space with high density units next to an elementary school at this late stage of development is a betrayal and broken promise to all of us who have already purchased here. The proposed park next to the school campus was discussed/promised/approved during an August 26, 2019 meeting with the Colorado Springs City

Council when they approved an amendment eliminating/moving a planned 25 acre park within WR. It appears that once again the developer is seeking City Council approval to walk away from a previous community promise/commitment. However, since the majority of the WR community has yet to be built, these proposed changes will define the community—regardless of past promises or what has happened before.

- Second, Norwood appears to be walking back on their previously stated position regarding the Remington area of Wolf Ranch.

-- Specifically, the May 31, 2019 written response to Citizen Comments under Neighborhood Access regarding the Remington neighborhood, states this “will be addressed as more development occurs adjacent to those areas. A direct trail connection from Remington to the school site was never proposed on any existing approved plan.” This most recent position appears to contradict their April 24, 2019 position expressed during the public meeting, and the corresponding written post to the Jan 28, 2019 position that stated, “Pedestrian connectivity for the Remington neighborhood will be provided with the development of the Westcreek III area south of the recreation center and west of the creek.”

-- What is the real position? Is Norwood going to fulfill their promise/obligation to address the Remington access concern? If so, it must be clearly included in this master plan. If not, then Norwood should have the courage to clearly say so and not continue to mislead or make false promises.

As we said before, when these actions (or inactions) are considered as independent items, they may seem insignificant...but when taken in totality they clearly indicate a lack of commitment to the community and longer range planning. I believe enforcement of “planning” is the responsibility of the Planning Commission, not Norwood. Norwood is a property developer, an on-going for-profit business concern...they will do what is best for their financial bottom line. It is clearly up to the planning commission to plan and provide decisionable data for the City Council to consider.

We realize doing the right thing isn't always easy...please do the right thing regarding this Wolf Ranch Master Plan Amendment and consider all the factors and consequences to include holding Norwood to follow through with their previous obligations and promises.

Our Bottom Line: We bought into an approved plan and “vision” for WR. We subsequently made the largest investment of our life and purchased a house in this WR neighborhood. We are now concerned what the potential ramifications will be to our neighborhood, our investment, and us as we may suffer the consequences of negative changes to the character of our community. As homeowners, it now appears after we all bought into a plan/vision for WR the developer is doing a “bait and switch” for their gain... at our expense. The housing price we incurred for this community vision was a value we all independently assessed as worth the expense...to now change the vision in this way negatively affects our value assessment and breaks a promise. The City of Colorado Springs review process and leadership team should not let developers take advantage of citizens with a “bait and switch” plan like this. If we had known about this proposed amendment, we would not have chosen the WR community as a place to build a house and make a home.

Respectfully,

Paul & Beth Burnett
5666 Cisco Drive
Colorado Springs CO 80924

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

From: Carleo, Katie <Katie.Carleo@coloradosprings.gov>

Sent: Thu, May 30, 2019 1:20 pm

Subject: Wolf Ranch Master Plan scheduled for City Planning Commission

Hello –

Thank you for your previous emails in regards to the Wolf Ranch Master Plan Amendment. As previously mentioned the next step for the proposed application is to move to public hearing with City Planning Commission. This item has been scheduled for the public hearing on June 20, 2019.

This hearing will begin at 8:30AM at City Hall in City Council Chambers (107 North Nevada Avenue, Colorado Springs, CO 80903).

This item is on the New Business agenda. Staff will give a presentation as will the owner then any citizen may speak in opposition or support of the application. If you are planning to speak on the proposal please note that you will need to sign-in with the clerk at the front of the room. For ease and efficiency please try and sign up before the hearing begins and indicate you would like to speak on the Wolf Ranch application.

If there are any other questions please let me know.

Thank you

Katie



**CLICK HERE TO TAKE
THE HOUSING SURVEY!**



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

Land Use Review Division
City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80903



Links:

[Planning & Community Development Home](#) | [Look At Applications Online \(LDRS\)](#) | [FAQ Pre-Application Meeting Request](#) | [Applications and Checklists](#)

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

Carleo, Katie

From: Nancy Sutton <nancyhrh@gmail.com>
Sent: Wednesday, June 19, 2019 8:15 AM
To: Carleo, Katie
Subject: Wolf Ranch Master Plan Amendment

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

File Number: CPC MP 05-00080-A7MJ19

I am writing to let the city of Colorado Springs know my trust in our city planners is diminished. I'm greatly disappointed in the selection of time and place for a "neighborhood" meeting. I and the majority involved are at work during this time of the meeting. We work so we can pay our taxes to the city. How sad that the Planning and Community Development is hiding from the people who will be most impacted by the proposed changes.

I have been a property owner on Old Ranch Rd since 2003. I bought the property because the realtor told me a golf course would be in the field. After I bought, I learned that was outdated information. Because I value open space and beauty of nature, I attended all of the early meetings about the development of Wolf Ranch. The developers pushed and pushed to get approval and "sold it on the idea that there would be 1-acre lots at the north end to keep the number of homes down and preserve the more rural feel." I'm amazed that developers can readily change plans that were approved and so drastically different from the original plans. In my opinion, it is ludicrous to continue to build house-house-house where people reach out and touch the next house. The sheer number of homes per acre is appalling when it is next to the county where we have a 5-acre minimum for our lots. I appeal to the decency of honoring 1-acre parcels. I know several realtors who have told me they would love to see those lots remain 1-acre and could easily sell them. But, instead I fear the greed of more property tax money will sway city officials.

I am dismayed at the amount of traffic increase along Black Forest Rd. The 3-way and 4-way stops are a joke. I've watched vehicles not stop at all, and I've waited my turn only to slam on my brakes because another car is rushing through. I do not look forward to all of the proposed signals along the road, but safety needs to be a primary concern. This is still a two-lane road and yet, hundreds more cars pour onto it as the developments open. I do not understand how the city can allow the road to remain two lanes. I've waited at the intersection of Old Ranch and Black Forest for several minutes to turn north. My daughter was turning onto our road from the northbound Black Forest and was hit from behind and the car was totaled. There needs to be a safe turn lane onto Old Ranch Rd.

I have watched the pronghorns venture across Old Ranch and there is a male who frequently is foraging for food up near my home. It is heartbreaking to watch these creatures stand at the corner fences looking over the migratory routes they used to take and now prisoned in the field. How sad that every inch of open space is being sold off to developers right before our eyes here at the edge of Black Forest.

Again, I am appealing to Colorado Springs city officials to halt the intrusive invasion of the city into the rural area along the edge of Black Forest.

Thank you for taking my views seriously and recognizing the negative impact these plans have on the peace and tranquility on the north side of Old Ranch Rd.

Nancy Sutton

Carleo, Katie

From: Carol McIntyre <carol@mcintyrefineart.com>
Sent: Tuesday, June 18, 2019 2:35 PM
To: Carleo, Katie
Subject: Questions per Wolf Ranch Plan

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

Hi Katie;

As a property owner in Black Forest just north of Wolf Ranch and one block off of Black Forest Road, I have a couple of questions/comments:

- Black Forest Rd has become dangerous all the way up to Baker Road, particularly since it has no shoulders. At a meeting I attended a few months ago about the Wolf Range project you dodged any questions about this concern, which was inappropriate. You also just pointed to the county. How can a development that will house nearly 25,000 people not include road considerations by the county?
- What will the transition be in the very NE corner of the property? Will you leave it as a park area as previously designed? Will you include a Welcome to Black Forest sign in that corner?
- What will Wolf Ranch do to include relationships with the residents in the southern part of Black Forest? Historically developers do not work to develop a sense of community between the old and the new.
- Having this meeting downtown and at 8:30am does not encourage the involvement of property owners in the BF area.

Carol

Carol A. McIntyre

You'll love the way you mix color...

...as I explain in my book

I Just Want to Paint: Mixing the Colors You Want!

Artist/Author living in Black Forest, CO

719-510-0006

Purchase Book ~ <https://ijustwanttopaint.com>

Blog & Color Tips ~ <http://celebratingcolor.com>

Carleo, Katie

From: Jonathan Johnson <bodagett@gmail.com>
Sent: Wednesday, June 19, 2019 1:01 PM
To: Carleo, Katie
Subject: Wolf Ranch Master Plan Amendment

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

Dear Katie Carleo,

This email is in response to the notification we got in the mail regarding an amendment to the Wolf Ranch Master Plan. I would like to voice a comment that is **against** the development of the 15 acre Residential Area D that is south of Research Pkwy. This was originally supposed to be a community park. I see that the community park in that area is reduced by almost half. We need the park space for the neighborhood and the school. Please consider returning that whole section to be a community park.

I am the resident of 5985 Brave Eagle Drive, C/S, CO 80924

--

Jonathan Johnson

"Beware the engineers of society, I say, who would make everyone in all the world equal. Opportunity should be equal, must be equal, but achievement must remain individual. -- Drizzt Do'Urden

A Proposal to Implement The Vision

Feb., 2019

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

- **Urban to Rural Residential Transition
for NE Colorado Springs**
- **Perimeter Trail for "Ring the Springs"**
- **Wide buffer for:**
 - **Trail amenity in a native prairie context
(no overlot grading)**
 - **Visual amenity**
 - **Road noise mitigation**
 - **Prairie wildlife E-W corridor**
 - **Softens the urban-rural residential edge**
 - **Room for snow drift management**
 - **Opportunity for strong trail connections
with alternative connection options**
 - **A cooperative linear park**
 - **Requires little modification of
existing plans**

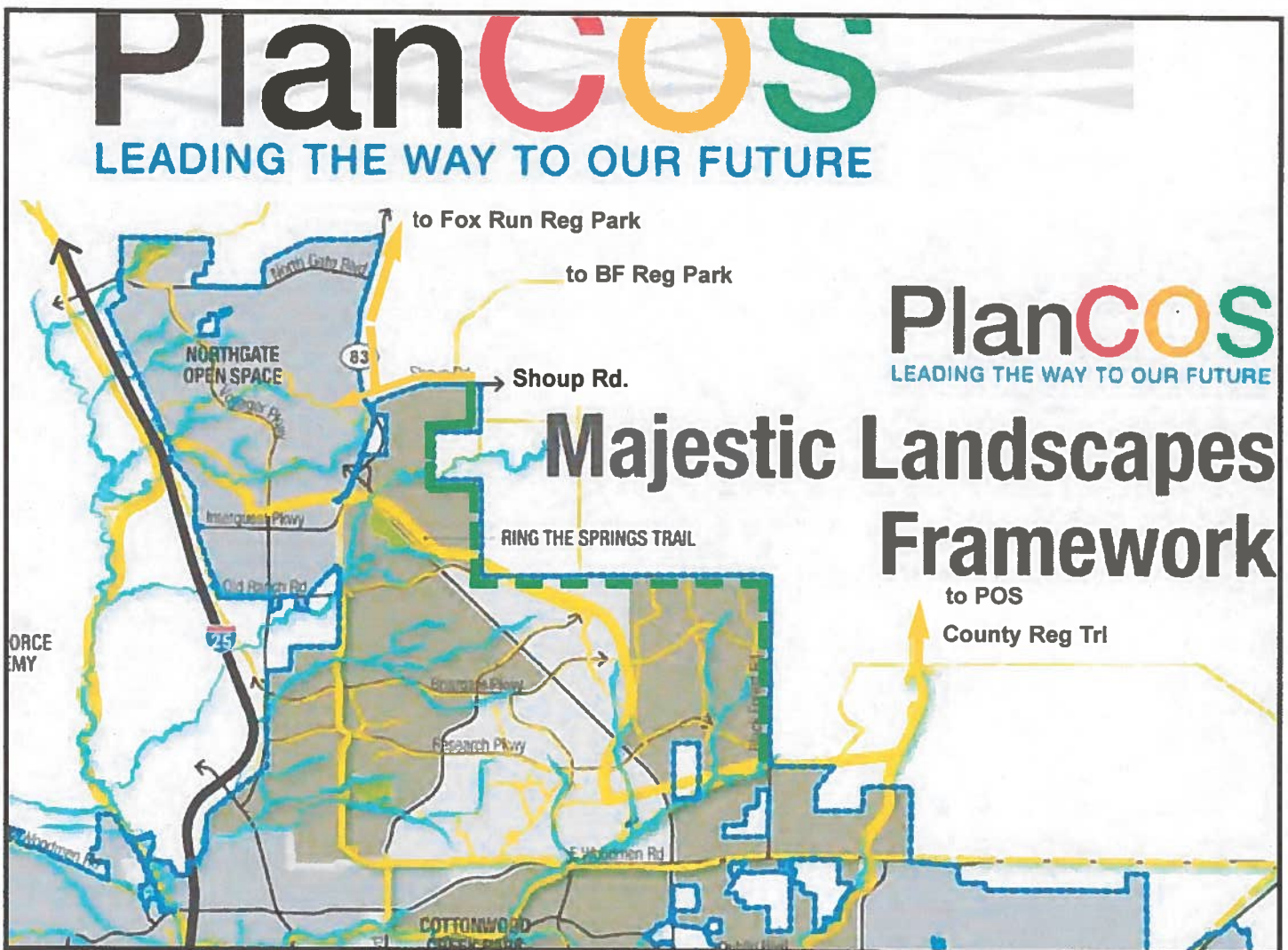
**Cooperation, coordination,
a win-win...**

*from Judith von Ahlefeldt
June 20, 2019*

- Trail connectivity within the City of Colorado Springs, within the County, among the City, County, other Municipalities, and the National Forest has been a planning goal for a very long time.

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

A great place to begin is with the Emerging Neighborhood of the final stage of Wolf Ranch as they amend their long-standing Master Plan in 2019. This is an outstanding opportunity to create a permanent urban-to-rural residential transition which extends nearly 14 miles along the adjacent City-County border. It involves multiple developers and some small private landowners. It includes the City, the County, and beyond. Wolf Ranch/Norwood has an opportunity to enable this to happen now with leadership in its Wolf Ranch Master Plan Amendment proposal.



- City and (some) County trails per PlanCOS
- Planned County trails
- - - Proposed "Ring the Springs" Perimeter Trail in buffer
- - - Possible addl trail

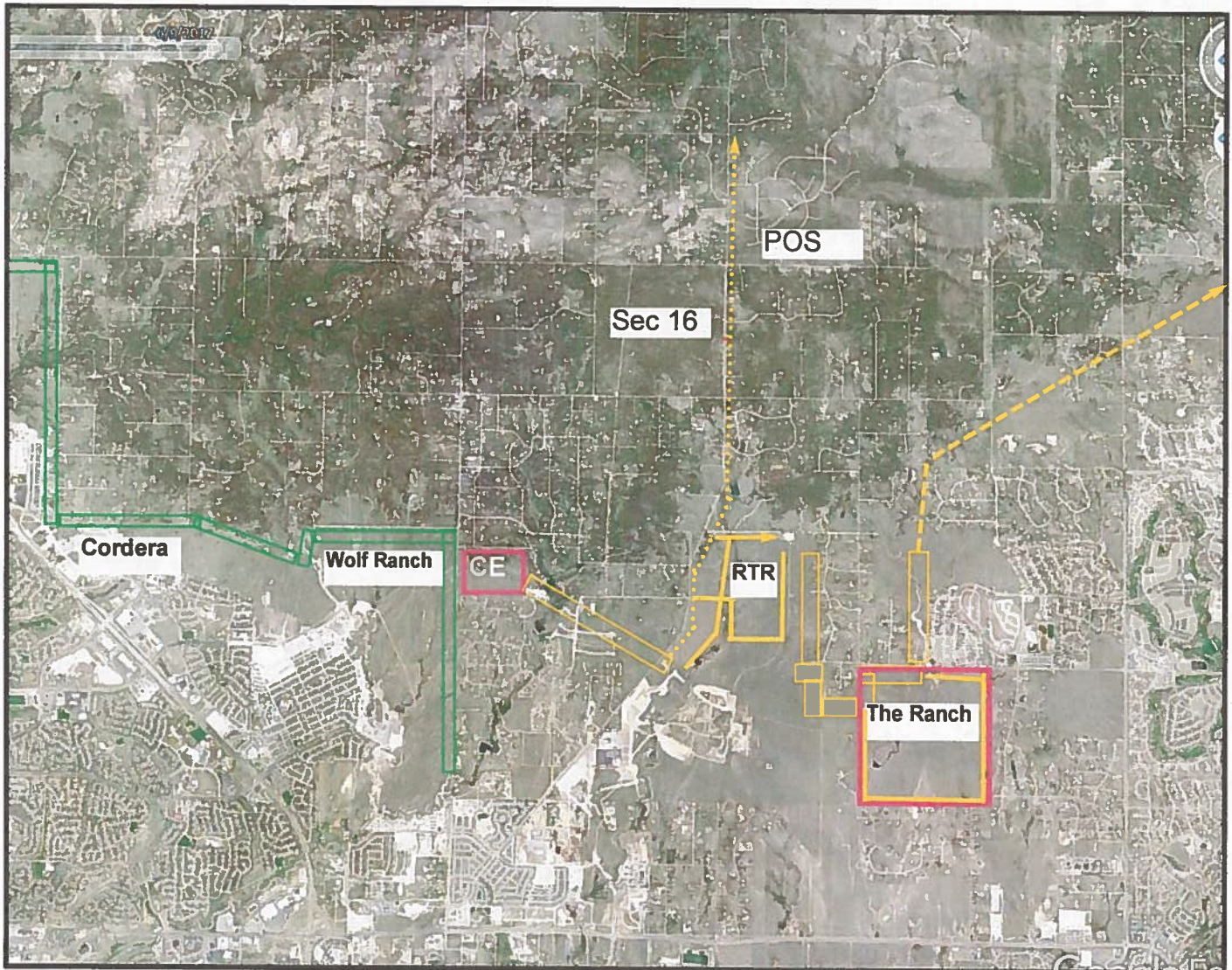
EXPANDING THE POSSIBILITIES...

... is a **Prairie Necklace** in the remaining undeveloped land south of Black Forest and in both the City of Colorado Springs (west of Black Forest Rd) and in the County (east of Black Forest Road). There are currently four active subdivisions including Wolf Ranch (Nor'wood), the Retreat at Timber Ridge - RTR (Arroya Investments/Classic Homes), The Ranch (Classic Homes) and Cordera which could contribute to this network and would benefit from it.

There is an 80 ac Conservation Easement (CE) east of and adjacent to Black Forest Road, opportunities to include the trail in the planning for Briargate-Stapleton connection, and opportunities as Sterling Ranch proceeds. A County Regional Trail is planned for Sand Creek.

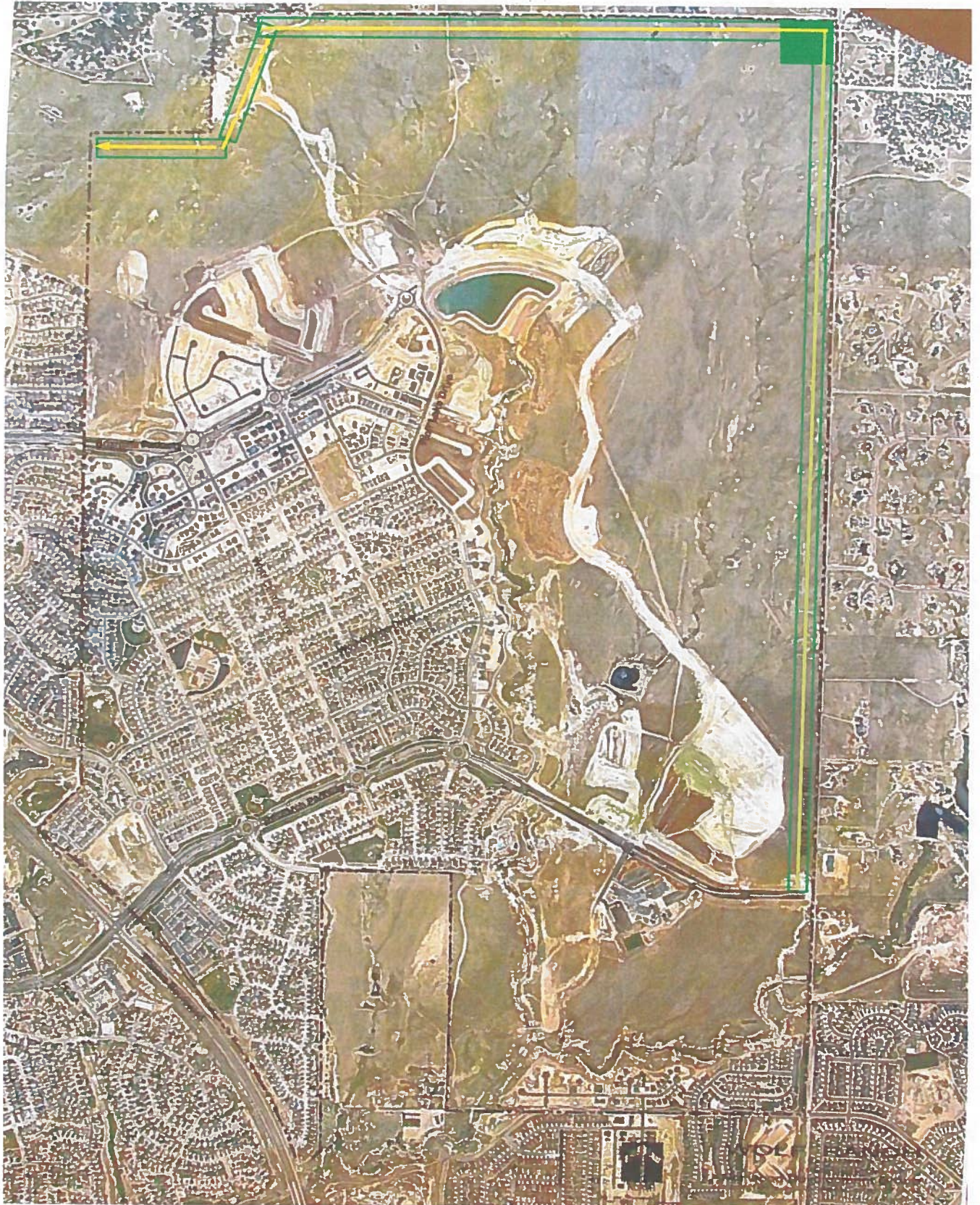
A perimeter trail in a wide buffer (300') addresses transition issues, visual amenities, road-noise, wildlife corridor needs, and snow management along Black Forest Rd. To the north, in Black Forest, is the existing Section 16 Partnership Trail, The Pineries Open Space, and connection to Black Forest and Fox Run Regional Parks. Even a modest 300-foot prairie necklace buffer of intact native prairie preserves views and open space, conserves seed sources and biodiversity, and puts in place transition land use patterns for the future .

Now is the last chance to preserve some parts of a Prairie Necklace implementing so many other public plans.



A closer look at where to start

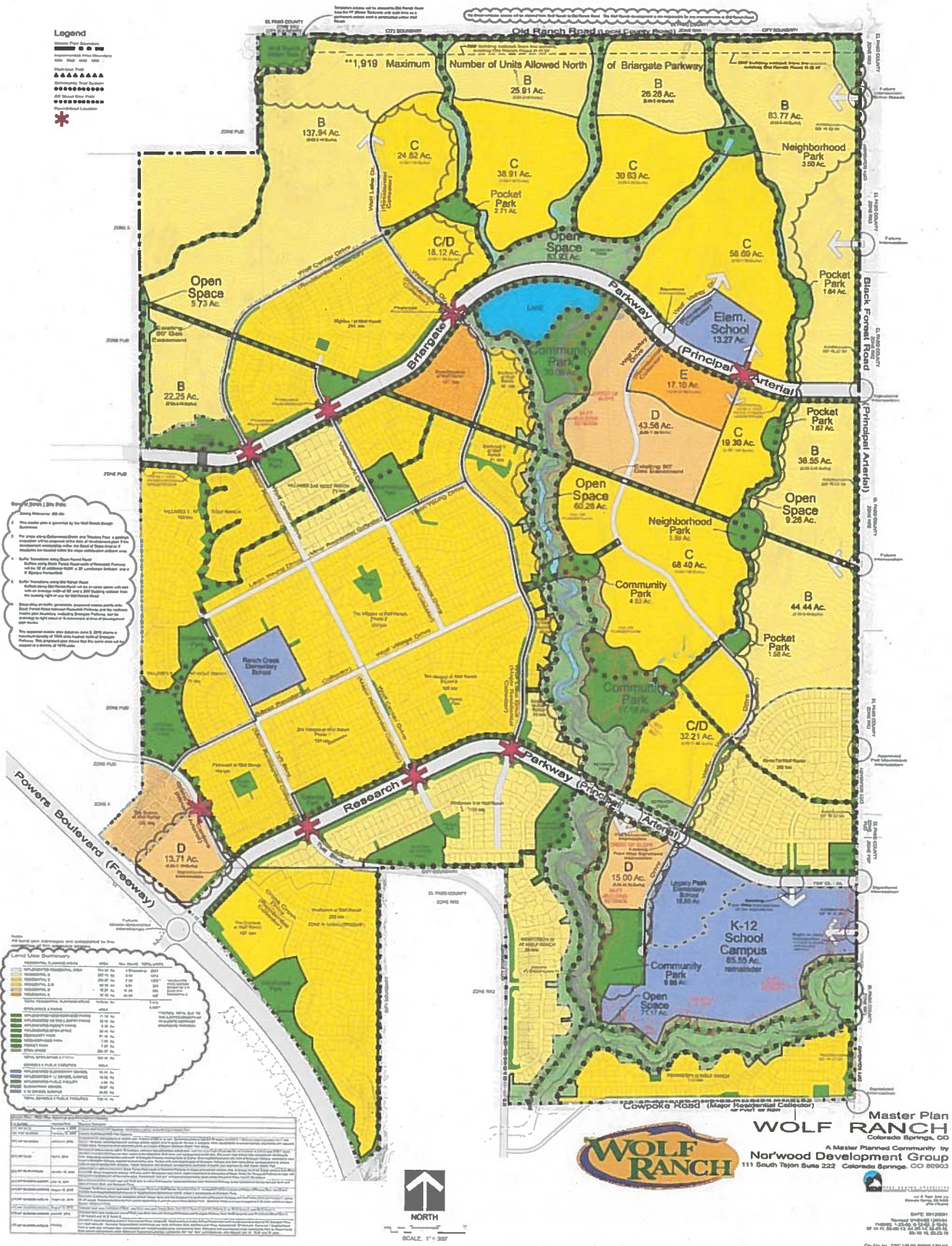
Including a **Prairie Necklace** on the north and also wide buffer along Black Forest Road in an Amended Wolf Ranch Master Plan could jump-start the “Ring the Springs” trail system and be a trail and open-space anchor for all of north and NE Wolf Ranch. Additionally it serves the populations of existing subdivisions in the County also - applying the community vision of PlanCOS in a broader context.



Existing PUD Master plan for Wolf Ranch with original narrower buffer, open space and 1 ac lots.

Scenic viewshed corridor at entry/exit to Black Forest





AS CURRENTLY PROPOSED
 FIGURE 8

PlanCOS spells out a vision for Colorado Springs based on themes of Vibrant Neighborhoods, Unique Places, and Majestic Landscapes. These thematic attributes exist on both sides of the City Boundary and this proposal is an effort to maximize these great ideas for the Public Good.

This proposal, calls for implementation of the City's vision across The City/County Line, and broadening it in current time to what is still possible to do in both the City and the County with the remaining open and ungraded prairie at the spectacular southern edge of the Black Forest and Great Plains. It can mitigate many of the contentious issues between current urban subdivisions and long-time rural residential residents. It open the door for cooperation.

This proposal gives developers a chance to give forward, and to also give back from previous decades of huge successes, to create prime and more balanced land uses for the public good.

It opens the door for both immediate and longer term cooperative planning, coordination and creating a win-win for residents and the development community.

Wolf Ranch has the opportunity to initiate something great in Colorado Springs that other developers can extend, also touches the rest of El Paso County.

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

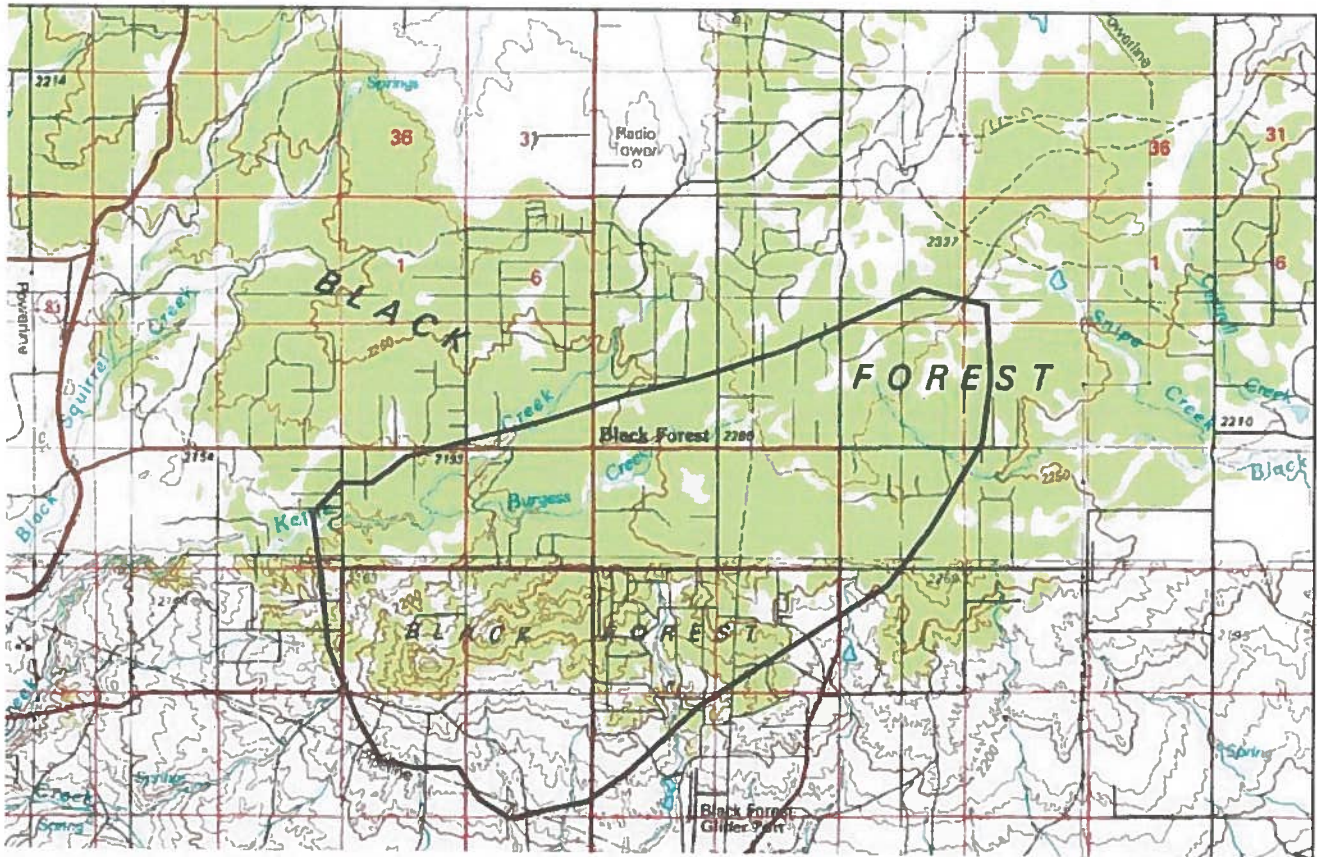
Thank you,

**Dr. Judith von Ahlefeldt
Landscape Ecologist**

**blackforestnews@earthlink.net
495-8750**

Parks, Open Space, Trail Connections and Biodiversity Planning

Black Forest Potential Conservation Area



PCA (Black Forest Potential Conservation Area) - Significant Biological Diversity from: Colorado Natural Heritage Program - **Survey of Critical Biological Resources (El Paso County, Dec. 2001. p. 159.** Prepared for EPC Parks and Leisure Services, Doyle et al.. 2001 another PCA includes what is now the Pinerias Open Space in Black Forest and overlaps part of this PCA.

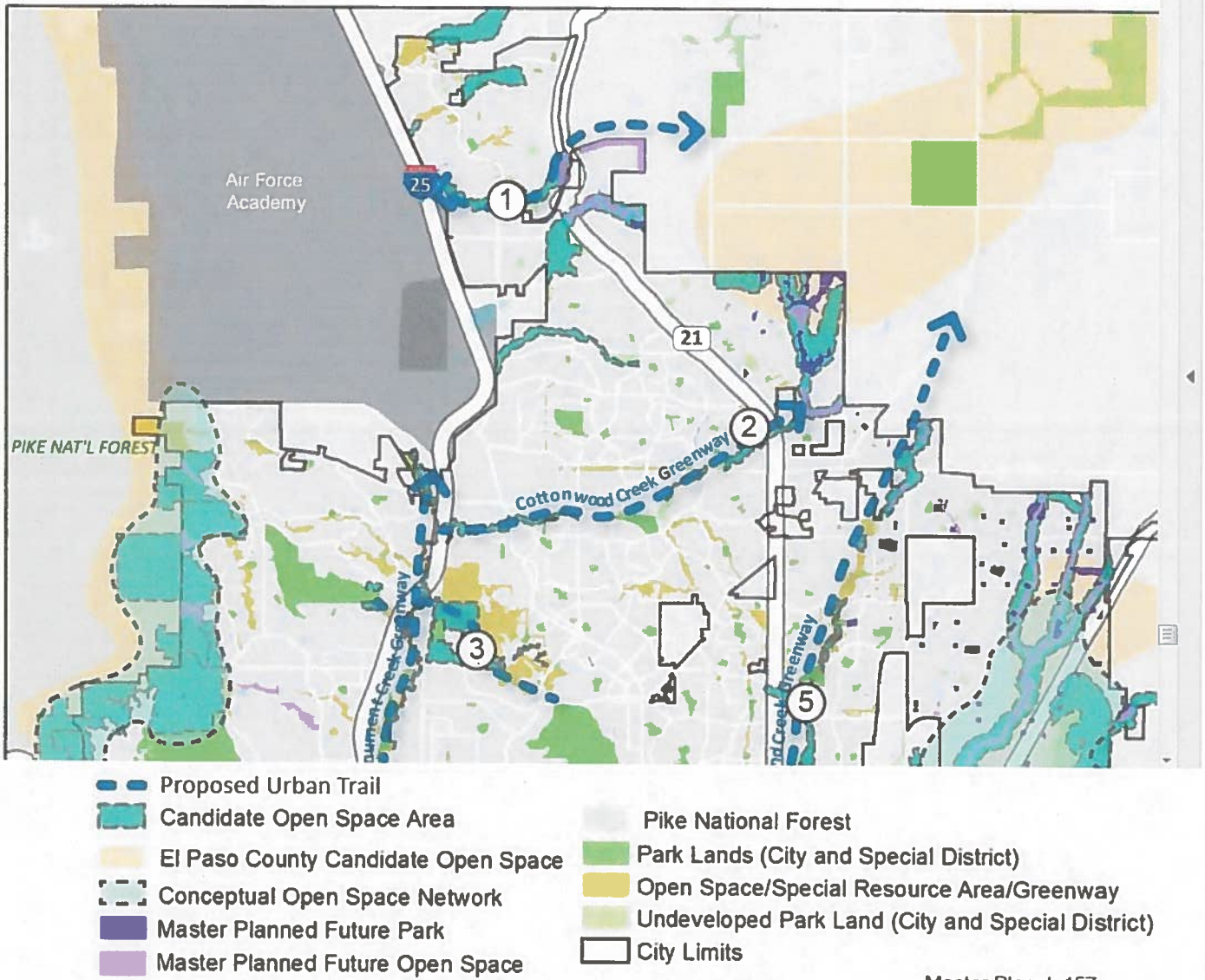
“ In 1999, the Colorado Natural Heritage Program (CNHP) proposed to the El Paso County Board of Commissioners that a biological survey be conducted for El Paso County. The goal of the project was to systematically identify the locations of rare species and significant natural plant communities are in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

In addition, CNHP offered to assist in conservation efforts and to present the results of the study to the county commissioners, county planning departments, and interested local groups.

A majority of the funding for this biological survey was provided through a Great Outdoors Colorado (GOCO) planning grant to El Paso County Parks and Leisure Services Department. The County then contracted with Colorado Natural Heritage Program to perform the biological survey. A related study of wetland and riparian resources funded by the Colorado Department of Natural Resources was conducted simultaneously by CNHP” (Doyle et al. 2001).

Note: this survey was one of many County surveys in Colorado conducted by CNHP during the late 1990s early 2000s to identify lands with biological significance. The prairie areas south of Black Forest and east of Black Forest Road are included as areas of biological diversity significance.

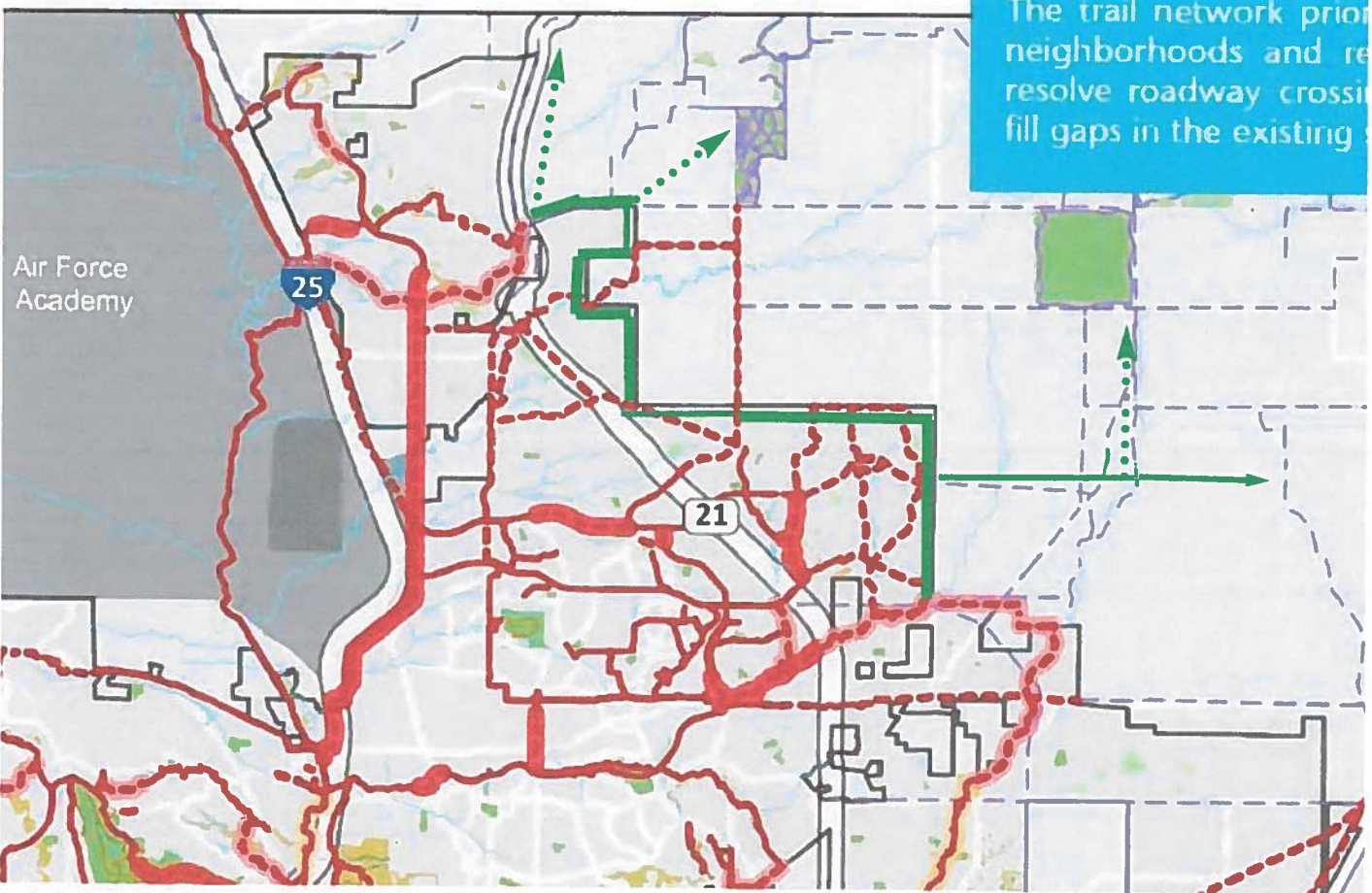
Map 28. Greenway Candidate Areas



This is Map 28, page 157 of the 2014 Colorado Springs Park System Master Plan.

- The tan polygon in the NE corner of this map, which includes Sec. 16 and the Pineries Open Space in the Black Forest, is based on the above CNHP Biological Resources Map prepared in 2001. It overlaps much of the proposed buffer/Trail along Black Forest Road in the 2019 Wolf Ranch Proposed Amendment Area, and all of the area along Old Ranch Road.
- Note that dark turquoise Candidate Open Space Areas in the City of Colorado Springs Parks Master Plan follow the western tributaries of Cottonwood Creek and also include property west of Wolf Ranch. a Future Master planned Park (purple) and open space (lavender), based on the Wolf Ranch Master Plan in effect in 2014, are also in this Parks Plan.
- Offsite, but along the City/County Boundary to the north are Kettle Creek Canyon Candidate Open Space (turquoise and lavender) and Northgate Buffer along Howells and Shoup Roads). The Northgate Buffer connects to the La Foret Trail (County) and existing pedestrian Bridge built years ago under SH 83 when the shoup/SH 83 intersection which was improved in the early 2000s.
- The Prairie Necklace connections originating on Wolf Ranch west of Black Forest Road would connect areas (1) - Black Squirrel Creek Greenway and (2) - Cottonwood Creek Greenway on this map.
- The Prairie Necklace Connections east of Black Forest Road (in the County) would connect Greenway areas (1) and (2) to the Sand Creek Greenway (5).

Map 24 Trail Priority Recommendations



This is Map 24, page 133 from Colorado Springs Park System Master Plan, 2014, with the Prairie Necklace Trail approximate corridor and Black Forest Road trail on Wolf Ranch (proposed Amendment), overlay in bright green. It also shows potential connections west and east of Black Forest Road .

- The City trail red dashed line going north into the Black Forest area is along Milam Road (A), and then it goes West along Ford Road (B) to Howells Road at the City boundary where the Parks Master Plan Map also shows a trail north to Shoup Road in the Northgate Buffer area. This can connect to the La Foret Trail (County) and the rest of Black Squirrel Creek proposed trail in the City system
- The Milam Road and Ford road routes on the City Map are problematic because of topography, private property, traffic and Ford Road (also private). The Prairie Necklace route would be mostly in presently undeveloped wide native prairie buffer and not on existing roads.
- The Prairie Necklace buffer would connect three major Greenways within the City Parks System and allow connections to County Regional Parks and Trails in Fox Run, Black Forest, Section 16, Pinerias Open Space and future subdivision east of Black Forest. It also connects into the extensive City Parks Trails network, has excellent connection to urban subdivisions and also is accessible to County residents.
- Pages 60 and 160-161 in the City Parks System Master Plan (2014) discuss the importance of Open Space, Recreation and Natural Resource Protection. The Prairie Necklace would advance the PlanCOS vision for Unique Places, Majestic Landscapes with Trail connections themes.

