

Carleo, Katie

From: Mark Yoder <yodermark1@gmail.com>
Sent: Tuesday, November 06, 2018 1:05 PM
To: Carleo, Katie
Cc: Doug Hering; Krager, Kathleen; jenniferirvine@elpasoco.com; Grant Dewey
Subject: Re: Written Comments on True North Commons

Categories: REMINDER/ Follow-up

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Dear Katie Carleo,

Thank you for your phone call yesterday. Can you confirm in writing that this Development Proposal is not for the I-25 and Powers Blvd connection. Most of the File Number documents reference this I-25/Powers Blvd development effort also.

The True North Commons Traffic Impact Study (dated September 21, 2018) has two major problems with it.

1. As stated on page 8 of this study, "This traffic impact study will use the results of the I-25/Powers Boulevard IAR as the basis of existing conditions (2015),...". This data underestimates the current traffic. Since 2015, the City of Colorado Springs has approved numerous commercial and residential developments projects to the east of the Mining Museum near Northgate Blvd and that traffic all goes past the Mining Museum entrance twice a day. Recommend a new traffic study be performed with current traffic data be collected and specifically address the impact to the Mining Museum's entrance-way.
2. Because of all of the commercial restaurant and retail developments to the east of the Mining Museum, the trips to the USAFA Visitor Center and the 4 and 3 Star Hotels will be higher because of these local restaurants and retail stores. These visitors will also go to these local restaurants and retail stores, from this new development. Those increased trips have not been accounted for in this traffic study.

Its is also unclear what is being done to support the City of Colorado Springs and El Paso County trail system to connect the Santa Fe Trail, via Smith Creek, to Fox Run Park. In the various Master Plan documents, they show a trail going under I-25, along Smith Creek, past the Mining Museum, then going under the Northgate Blvd bridge at Smith Creek, thru the North Gate Open Space, and onward to Fox Run Park. Should this Development Proposal provide access to this future trail? If this future trail is not going to follow Smith Creek under I-25 then a side walk, bike lanes, and curb is needed from this Project area, past the two Northgate Blvd round-a-bouts, past the Mining Museum and then to Smith Creek, on the south-side of Northgate Blvd, so the Mining Museum can be connected to this "String of Peals" trail network. The Mining Museum would like to help make that regional trail happen.

Please include these land owner comments to this Development Proposal (USAFA Annexation - True North Commons).

Thank you,

Mark Yoder

On Mon, Nov 5, 2018 at 2:19 PM Grant Dewey <museum.manager@wmmi.org> wrote:

Dear Ms. Carleo,

Thank you for inviting the Western Museum of Mining & Industry (WMMI) to comment on the impact of the True North Commons on our property and visitors. As Mr. Mark Yoder has begun to explain, we have continued traffic safety concerns which will be intensified by the addition of the Commons. We are submitting the attached written comments in letter form along with supporting documents. Please continue to communicate and work with Mr. Yoder as our WMMI representative. We look forward to hearing from you and working together.

Warm regards,

Grant Dewey

Museum Manager

Western Museum of Mining & Industry

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