

Van Nimwegen, Hannah

From: Sam B. <samanddarcy@aol.com>
Sent: Wednesday, April 29, 2020 7:18 PM
To: Van Nimwegen, Hannah
Subject: New Kettle Creek development plan

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Hello Hannah,

Thank you for planning the 30 April Town Meeting on the new Kettle Creek application. I have nothing against the new Kettle Creek subdivision except that it has no exits or entry points other than Thunder Mountain Ave which is very dangerous and directly goes against the city's established Plan Review Criteria and Concept Plans.

"7.3.605: PUD PLAN REVIEW CRITERIA FOR PUD CONCEPT PLANS:

K. Does the PUD concept plan include a logical hierarchy of perimeter and internal arterial, collector and local streets that will disperse development generated vehicular traffic to a variety of access points and ways, reduce through traffic in adjacent residential neighborhoods and improve resident access to jobs, transit, shopping and recreation?

L. Will streets and drives within the project area be connected to streets outside the project area in a way that minimizes significant through traffic impacts on adjacent residential neighborhoods, but still improves connectivity, mobility choices and access to jobs, shopping and recreation?"

Answer to both of these is no -

There is no plan to mitigate the addition of all those extra cars from 339 new homes in Kettle Creek. All those new cars have only one exit and entry point which is Thunder Mountain Ave. Plus all the cars from the new Elementary School will add additional traffic as well. This is a huge safety and preservation of life issue.

My big concern here is that we have no emergency routes out of the neighborhood of Kettle Creek without going through existing neighborhood of North Fork and using Thunder Mountain Ave. There is only one exit, Thunder Mountain Ave, and it will not be able to handle any emergency evacuation or hazard of any kind.

The traffic report for the Kettle Creek addition assumes the new Elementary School will start early and Pine Creek High School will start late (8:30am). This will not happen. I have been on the District 20 planning boards for high schools and they (the parents, the coaches, nor the schools) will not accept new times that will force the student athletic teams to practice after dark. When fall comes and the football teams are practicing hard to win, they will want to start practice immediately after school, and they will not be able to

do that because the sun will be down. So their assumption is totally without merit. This will force the rush hour traffic to be at the same time - there will be no phasing mitigation.

In addition:

"7.3.605: PUD PLAN REVIEW CRITERIA FOR PUD CONCEPT PLANS:

P. Will the proposed development overburden the capacities of existing or planned streets, utilities and other public facilities?"

Answer is again no - Last year during school start times, I have sat in line on Thunder Mountain Ave by the high school many times for 3 to 5 minutes waiting to get past the school to access Old Ranch Road. Your traffic study report states "During the morning peak hour, approximately 63 entering vehicles and 188 exiting vehicles would be generated." Like I said, I've waited 3 to 5 minutes with just 6 cars in front of me while trying to exit and waiting on school traffic to enter. And this was last year before the new Elementary School or the new 339 houses from Kettle Creek will be added. Again, this is a huge choke point that can only be resolved by adding a new exit/entry point to the new Kettle Creek development.

I believe this is a very simple solution by working with El Paso County and adding a new exit/entry point onto Howells Road. This would substantially reduce the choke point on Thunder Mountain, the high school, the new elementary school and add an easy exit/entry point to families on the east side of Kettle Creek. I believe a lot of the families would still use Thunder Mountain as their primary exit/entry to get to Powers Blvd, but as an emergency or high traffic period they could choose to use Howells Road.

Also:

"7.5.501 (E): CONCEPT PLANS:

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?"

Again, this is a big no. The plan as written now, increases substantially the hazards we would face in both North Fork and the new Kettle Creek developments. There is an unacceptable high risk of failure with this plan because there is no safety exit/entry point for the 339 homes in Kettle Creek to use other than the already burdened Thunder Mountain. As I stated earlier, I have waiting patiently for 5 minutes or longer to get past the high school when all their traffic is coming into the school and we have a line of cars trying to get out. This is unacceptable and is very dangerous should we have an emergency or evacuation requirement.

Finally:

"7.5.501 (E): CONCEPT PLANS:

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?"

Both of these are again a big no. I do see a solution with the addition of a new exit/entry point onto Howells Road plus widening Thunder Mountain Ave to be a 4-Lane (2 lanes in each direction). These two solutions are very doable and the developer should plan on working with the County and City to make this happen and reduce the serious safety issues I have mentioned above.

Many thanks and I look forward to the town hall meeting.

Samuel Bryant
3456 Wind Waker Way
C/S, CO 80908

Van Nimwegen, Hannah

From: Duncan McNabb <duncanjmcnabb@gmail.com>
Sent: Wednesday, April 29, 2020 11:12 AM
To: Van Nimwegen, Hannah
Cc: Dunc McNabb; Charlie Shea
Subject: Re: Update on Planning Commission for Kettle Creek North

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Hannah,

As we get ready for the Planning Commission meeting that is addressing Kettle Creek North, I reviewed the transportation report and I have quite a few questions about it. Can I talk to you and/or someone in your transportation section who could go through the report with me today to talk about the underlying assumptions. I would especially like to know how the City viewed the report. Also, one of the biggest issues the community raised in the two town halls I attended was, with a single road (Old Ranch Road) where all traffic in the immediate area must use, how would we deal with a natural or manmade incident that would require immediate evacuation (like a fire). Also, I wanted to know how they dealt with all the additional building in the immediate area like the commercial area directly south of the high school and the additional traffic already being generated as people move into the already built or proposed housing. A final question I have is, will the Planning Commission know of the angst expressed by the citizens who already live in the area with the existing traffic issues and its impact on their quality of life, before this additional housing is approved. I would have thought given the rather extensive discussion we had on the transportation problem at the town hall meetings, the citizens would at least get to hear from the City about the findings in the report and answer any and all questions. I would think that discussion would happen before the Planning Commission meeting so the commissioners could be fully aware of any concerns, and be able to make the best decision possible. I know the COVID 19 pandemic has made it harder to get together, but we should be able to make sure our concerns are fully addressed. I would appreciate a quick call. My number is (703) 798-7734. Sincerely, Duncan McNabb

On Apr 24, 2020, at 11:22 AM, Van Nimwegen, Hannah <Hannah.VanNimwegen@coloradosprings.gov> wrote:

Hello all,

I apologize for the many emails lately. Our Planning Commission meeting coordinator had to issue a new conference ID for next week's meeting. Please use the below information to watch, listen in, and comment at next Thursday's (4/30/20) meeting. This item is second on the agenda, but I learned yesterday that the first item will be postponed. Meaning, we are first up! I now estimate this item to be heard around 8:45 a.m. after the consent calendar and postponement. Please let me know if you have any questions,

The meeting is viewable to the public live through SpringsTV (Comcast Channel 18 and 880(HD) and CenturyLink Channel 18), or live on the City webpage: www.coloradosprings.gov/SpringsTV

Call in using: +1 720-617-3426
Conference ID: 541 553 822 #

<image002.png>

Hannah E. Van Nimwegen, AICP

Senior Comprehensive Planner

Phone: (719) 385-5365

Email: Hannah.VanNimwegen@coloradosprings.gov

Comprehensive Planning

City of Colorado Springs

30 South Nevada Ave, Suite 701

Colorado Springs, CO 80901

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

Van Nimwegen, Hannah

From: suzanne_patrick@comcast.net
Sent: Wednesday, April 22, 2020 8:48 PM
To: Van Nimwegen, Hannah
Cc: suzanne_patrick@comcast.net
Subject: comments: development proposal Kettle Creek North CPC PUZ 19-00090 & CPC PUP 19-00091

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Hi Hannah,

Thanks very much for our phone call we shared earlier this afternoon. I greatly appreciate your dedication and professional experience you share with our wonderful City. Your community involvement process is amazing, and I'm appreciative of the opportunity to summarize our earlier discussion for you.

My family and I have lived in NorthFork for 3+ years, we have been residents in Colorado Springs for 20years. We were thrilled to purchase Lot 85 at the earliest stage of planning for Northfork Phase 2 in 2015, and then awaited for the development to continue and eventually start building our home in late 2015.

To my understanding, NorthFork subdivision is approved for 600+ homes, and the Development Proposal for Kettle Creek North would it be approved, could add another 240 dwellings on their 61.71acres. THAT'S 40 PERCENT INCREASE IN HOUSEHOLDS CONTRIBUTING TO COMMUTER TRAFFIC, LIGHT and NOISE POLLUTION.

In evaluating the proposed Development Plan for Kettle Creek North, please consider:

Both roads (Thunder Mountain Ave and Forest Creek Rd) leading into Northfork are increasing over-crowded during morning commute hours. I've waited 20minutes on numerous occasions to exit West from Forest Creek on to Old Ranch while another vehicle is attempting to turn East on to Old Ranch Road. This is completely unacceptable to add more traffic to an already overly congested residential road.

On at least 4 occasions just within this last year, I have witnessed the resulting outcome of vehicle rollovers at the intersection of Thunder Mountain and Old Ranch Road. In addition, countless fender benders and minor accidents that empties the teenagers from their car while awaiting for police and tow trucks while even more commuters are trying to get past the accident site. This is unfortunately a frequently re-occurring event, not only repeating automobile crashes, but teenagers now congregating in and around the road shortly after the accident has occurred. Some with injuries are off to the side of the road, sitting, rocking, often crying or rendering blankets while help is on the way. I often see adults from Northfork who were in the 2nd car out of their vehicles trying to console the teenagers who have just crashed into them. As a neighbor to Pine Creek HS, we are quite aware of the annual repeated cycle of new drivers that are eager to independently drive themselves to school as well as the more experienced 'hot rodders' that want to showcase their newly budding driving experience. Adding even more households in Kettle Creek North, inturn commuters, to an already overly congested, only access road is a very careless decision. I hope you sincerely consider this and the proximity to a community 4A/5A high school. For the safety and protection of our youth allowing them to become more experienced and careful drivers, let's set them up for success and not even more dangerous encounters as they navigate their drive to high school each morning. If you don't think this is a REAL problem, please contact our local reporting fire department and first responders. I see them frequently at this intersection.

Further, the exiting path on Thunder Mountain (southbound) as it approaches Pine Creek HS is minimized down to a one lane stop sign, allowing all incoming traffic the priority to turn left/West into the Pine Creek HS parking area. This flow of traffic north bound on Thunder Mountain is non-stop at least 20minutes before the start of each school day. Adding

40% more households, inturn commuters, to an already over congested area and ONLY ONE LANE exiting Thunder Mountain driving South is totally unacceptable. The Forest Creek Rd is not any better.. our residential roads are not serviced with snow removal, 80% of the winter driving days Forest Creek is reduced to only a ONE LANE turning on to Old Ranch Road. Also, Forest Creek Rd is highly frequented by morning walkers, joggers, families, dog walkers, etc – and a few times each morning school buses for elementary age students. Parents and families are often gathered near the school bus stop or parked in their cars along the curb on Forest Creek awaiting the school bus arrival. Forest Creek Rd is very active with both pedestrian as well as school commuters each morning.

The current proposed Development Plan for Kettle Creek North does not include ONE additional entry into the Parcel A area. It is essentially land-locked between Kettle Creek (the creek itself, a deep ravine), Powers Boulevard, and the future elementary school planned for NorthFork. This land owner has had all of the same planning time as the NorthFork developers have had in jointly agreeing to approach the City in a joint master plan to develop both Kettle Creek North and Northfork. Now that the only two access roads (Thunder Mountain Ave and Forest Creek Rd) have been sized for a maximum to accommodate the Northfork Development, the neighboring Pine Creek High School, and the future to come Northfork Elementary School. A high rate of automobile accidents are already occurring and we're not even at planned capacity. Allowing a 40% increase to dwelling numbers exceeds the reasonable test without some other means of access road into and out of the Kettle Creek North parcel A.

Lastly, our newly developed subdivision is nearing our transition to a Home-owner managed HOA. Until now, our community's developer has kept this ownership and management of the HOA with the developer. Increasing thru traffic by 40% to reach those neighbors home in Kettle Creek North will put unwanted and unwarranted strain on a newly emerging home-owner managed HOA. An additional 240 homes traversing through to access their subdivision is a lot, leading to erosion our neighborhood quality of life experiences. (increased vehicle speed over the distance to Kettle Creek North, noise, auto emissions, and potential pedestrian vs vehicle encounters or worse)

I respectfully request that you and the Planning Commission reconsider allowing such high density to occur to the immediate North of the Northfork subdivision in Parcel A of Kettle Creek North. In placing the safety of our Pine Creek High Schoolers as the highest priority, either a secondary egress/access road needs to be provided to the Kettle Creek North proposed parcel A area or the density needs to be redefined/reduced significantly. I've shared many, many discussions with both friends, neighbors, and potential new residents who encounter us in Northfork of the story behind how the 4 cul de sacs along the East side of Northfork have come to be. It must have been a lot of give and take back when the developers of NorthFork were working with the residents of the County off of Howell Road – however I applaud their outcome in establishing a 'buffer-zone' between high-density neighborhoods and the County resident's larger parcels of land. This created 4 cul de sacs with 4 homes per cul de sac. This is a prefect opportunity to encourage the same approach with the neighboring landowner of the proposed Kettle Creek North and follow the example/precedence that the Northfork developers have when they created the 'buffer-zone' on the East of Northfork. This is also why there are so many morning walkers and families out enjoying the long sidewalks and semi-open space along Forest Creek Rd. The less dense housing and degree of open space is enjoyed by all, and including our wildlife!!

I petition you to help do the right thing for this challenging area to access in the NE corner of Colorado Springs. Please stop allowing over-crowding every square inch of remaining open land in Colorado Springs creating over-congested and dangerous intersections at known areas of high-risk drivers.

Sincerely,
Suzanne Patrick

3730 Floating Could Court,
Colorado Springs, CO 80908
Mobile: 719.310.9795

Van Nimwegen, Hannah

From: Patrick Boyle <langebo@gmx.com>
Sent: Tuesday, April 21, 2020 9:52 AM
To: Van Nimwegen, Hannah
Subject: Public Hearing comment File CPC PUZ 19-00090 CPC PUP 19-00091

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Ms. Van Nimwegen,
I would like to add this comment to the agenda for the public hearing on 30 April 2020, the Kettle Creek North rezoning for residential build. Please seriously consider creating another exit from this neighborhood if this rezoning is to be approved.

There is only one exit out of Northfork at Briargate, with over 700 homes built, when finished. The Kettle Creek North project would add about 400 more homes. So, 1,100 homes in a neighborhood with only one exit, Thunder Mountain onto Old Ranch Rd. The city has suggested there are two exits, the other being Forest Creek. However, that is not an accurate answer, as it also empties onto Old Ranch Rd. Everyone would empty onto the same two block area of Old Ranch Rd in the case of evacuation orders.

We have also been told that traffic studies conclude that one exit is enough for this neighborhood for traffic flow. When Pine Creek High School is in session, the wait for exit from the neighborhood is unacceptable now. Not all of the homes in Northfork at Briargate are even finished or occupied now. Please publish the study or let us know where we can find it online that shows it is safe and acceptable to have only one exit at the residential density when all homes are built, including Kettle Creek North.

This issue has been brought forward in previous meetings, and based on the answers we received from city personnel during those sessions, we do not believe that any action is being seriously considered. The excuse is that too many entities would have to be involved in making it happen. So, get the state, the county and the city agencies together and make it happen. The city needs to take the lead, as this is the city's planning and community development responsibility at this point. Your decision of approval/nonapproval should include this issue.

Thank you for your attention to this.

Patrick Boyle
3486 Wind Waker Way
80908
719-210-8875

Van Nimwegen, Hannah

From: David Lee <inthewhitespace@gmail.com>
Sent: Tuesday, March 17, 2020 2:02 PM
To: Van Nimwegen, Hannah
Subject: Kettle Creek Road Pattern is a Mistake

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Ms. Van Nimwegen,

I was surprised to find that traffic from the Kettle Creek development was to be routed through North Fork. Thunder Mountain was established to handle traffic from North Fork, which it does poorly even with existing traffic. The planned route would have increased traffic past two schools and on a road that is never cleared by snow plows and so obviously was never seen as a major roadway. It's why we bought our house here, near Thunder Mountain.

I've read the two "studies" and it is apparent they were predisposed to the plan the developers had in place, not an objective study. You only need to sit at the stop where high school traffic forces southbound Thunder Mountain to a trickle during morning hours to know how flawed this is. They recognized the problem, but because they must have the same result, discounted it by suggesting a change in start time. That would not fix it, just move it; traffic moves through there at ALL hours of the day. It appears there are other options, such as Howells Road, or better yet, take the traffic out to Interquest. The "study" mentions this option but discounts it because it would have to cross the creek. If it's that bad, perhaps it would make a better Open Space. This study is very biased and should be ignored by the City.

Finally, having suffered the fright during the evacuation of Rockrimmon during the Waldo Canyon fire, I am already concerned that there is only one exit to North Fork for the homes in this area. To add more traffic to such a scenario is unthinkable.

What do we need to do to stop this train? It's hard to believe the City has let it progress so far.

David Lee

Van Nimwegen, Hannah

From: B MCQUEEN <barbmcqueen@msn.com>
Sent: Tuesday, March 17, 2020 11:27 AM
To: Van Nimwegen, Hannah
Cc: B MCQUEEN
Subject: New development in Hidden Brook area

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Hannah VanNimwegen

I am extremely concerned with yet another housing development going near Pine Creek High School and Thunder Mountain! There is also an elementary school planned for this area as well! The density of housing with only one road in and out is not adequate. There are many days during the school year where the traffic in and out of Pine Creek is out of control. Going south on Thunder Mountain is greatly hampered by parents parking everywhere and we have to stop and wait for cars trying to get into and out of the school. They also park along the curbs in all directions and pull out in front of us. I have never seen the CSPD there at this time to help traffic flow. Not to mention a hazard to any emergency vehicles who might be trying to access our neighborhood. Then there are lots of construction vehicles of all types and sizes rumbling through our neighborhood at all hours dropping dirt and debris as they come and go all day long.

We are an elderly community of 64 homes!! The city needs to start taking this over-construction seriously. Old Ranch Road will soon become another Woodmen Road or Briargate!

Please be sure the people at this meeting see our concerns! This is our community too. Because I am 73 and take care of my 97 year old father I cannot attend. Thank you!

Barbara McQueen
10626 Hidden Brook Circle
Colorado Springs 80908
510-0465

Sent from my iPhone

Van Nimwegen, Hannah

From: Vickie Voth <VLVoth@msn.com>
Sent: Tuesday, March 17, 2020 10:37 AM
To: Van Nimwegen, Hannah
Subject: CPC PUZ 19-00090 & PUP 19-00091

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We are OPPOSED to rezoning to PUD for single-family residential for the Kettle Creek subdivision **without** any provision for additional access to Powers or Highway 83.

Jay & Vickie Voth
10646 Hidden Brook Cr.
Colorado Springs, CO 80908

Sent from [Mail](#) for Windows 10

Van Nimwegen, Hannah

From: Lori Vest <loriandjeffvest@msn.com>
Sent: Friday, March 13, 2020 8:55 AM
To: Van Nimwegen, Hannah
Subject: Kettle Creek North proposed development

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Dear Ms. Van Nimwegen,

Regarding the proposed development at Kettle Creek North (file #s CPC PUZ 19-00090 and CPC PUP 19-00091). I am very concerned regarding the lack of access/egress in the plan. There would be at an absolute minimum 240 extra cars traveling via just 2 outlets (3 if you count winding through Hidden Brook where we live). Besides the nuisance potential of so many cars traveling on the streets there could (and will) be a significant bottleneck on Thunder Mtn near Pine Creek High School twice a day and even worse traffic situation on Thunder Mtn once the proposed elementary school is open if there is not at least one additional route out of the proposed neighborhood. Please specify to me the name of another neighborhood with similar density and minimal access/egress routes for comparison if you think this plan is acceptable as is.

Sincerely,
Lori Vest