



March 26, 2018

Mr. Daniel Sexton
Senior Planner
Land Use Review Division
Planning & Community Development
City of Colorado Springs

RE: The Farm Filing No. 5 and USAFA
CPC MP 04-00254-A6MN17, CPC PUZ 17-00132, CPC PUD 17-00133, AR FP 17-00602

Dear Mr. Sexton:

As an update to ongoing meetings with the United States Air Force Academy (USAFA), members of La Plata Communities, Classic Consulting Engineers and Surveyors, and City Water Resources met at The Farm on March 08, 2018 with a team from USAFA to review major drainage work completed and in process in Black Squirrel Creek and major drainage work currently under construction in Middle Creek tributary. In addition we looked at an area within the Master Plan that would address USAFA concerns about an emergency landing area.

The major drainage work completed in Black Squirrel Creek includes two Full Spectrum regional detention ponds, stream stabilization, one pond embankment structure, and storm systems to direct flow to these facilities. Construction is currently underway on one additional Full Spectrum detention facility adjacent to the proposed Filing No. 5 at The Farm. Construction schedules of future improvements within Black Squirrel Creek were discussed with three additional pond embankment upgrades to be started in 2018. All of these projects have been approved by Army Corps of Engineers and have components of creation, enhancement, or restoration of habitat for the Preble's meadow jumping mouse (PMJM).

The major drainage work currently under construction in Middle Creek tributary includes a box culvert for the extension of Secretariat Drive from Ridgeline Drive to Middle Creek Parkway. Included with this activity are drop structures, stream stabilization, and PMJM habitat improvements.

USAFA will be conducting a tour with La Plata Communities and City Water Resources of these two drainages on April 05, 2018 on their property to review downstream impacts of drainage in these tributaries.

The emergency landing area USAFA originally identified in an open space area immediately adjacent to The Farm Filing No. 5 and on the north side of Black Squirrel Creek was walked and reviewed. This area contains mature ponderosa pine trees. La Plata recommended that an area on the south side of Black Squirrel Creek would probably be a more desirable area and La Plata would incorporate the needs of USAFA during the design of the area for an emergency landing area.

The FAA notice referenced in USAFA's response to the initial submittal was discussed with City staff and USAFA at a meeting on March 02, 2018 at City Administration Building. USAFA indication was to only inform both the City and La Plata Communities of the requirement.

1755 Telstar Drive, Suite 211 Colorado Springs, Colorado 80920 | 719.260.7477 | Fax 719.260.7088 | www.laplataallc.com

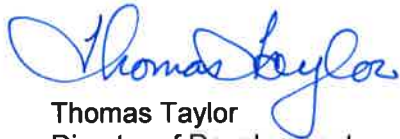


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Mr. Daniel Sexton
The Farm Filing No. 5 and USAFA

Attached are email exchanges I have had with Colonel Campbell, Commander of the 10th Air Base Wing at USAFA on these discussions.

If you require additional information please contact my office.

Sincerely,

A handwritten signature in blue ink that reads "Thomas Taylor". The signature is written in a cursive style with a large initial 'T'.

Thomas Taylor
Director of Development

Cc: Colonel Campbell

Tom Taylor

From: CAMPBELL, SHAWN W Col USAF USAFA 10 ABW/CC <shawn.campbell@us.af.mil>
Sent: Monday, March 19, 2018 2:32 PM
To: Tom Taylor
Cc: Doug Quimby; Mike Ruebenson; Cody Humphrey; KINCAID, DAVID N JR Col USAF USAFA 10 MSG/CC; CARLEY, PATRICK J Col USAF USAFA 10 ABW/CV
Subject: RE: [Non-DoD Source] RE: The Farm Tour

Tom,

Believe we are still working to visit The Farm with our storm water expert, but we are resolved on the emergency landing area.

Also concur, this hearing notice is likely an administrative oversight as we concurred that pushing to 10 April would give us time to meet agreement, essentially making the hearing a recording of La Plata's and USAFA accord.

I'm in DC this week; will confirm with my team when we have the storm water visit scheduled.

Thank you for your continued patience and partnership.

My best,

Shawn

Sent with BlackBerry Work
(www.blackberry.com)

From: Tom Taylor <TTaylor@laplatallc.com>
Date: Monday, Mar 19, 2018, 3:57 PM
To: CAMPBELL, SHAWN W Col USAF USAFA 10 ABW/CC <shawn.campbell@us.af.mil>
Cc: Doug Quimby <DQuimby@laplatallc.com>, Mike Ruebenson <MRuebenson@laplatallc.com>, Cody Humphrey <CHumphrey@laplatallc.com>, KINCAID, DAVID N JR Col USAF USAFA 10 MSG/CC <david.kincaid@us.af.mil>
Subject: [Non-DoD Source] RE: The Farm Tour

Good Afternoon Col. Campbell,

Today we received a notice of appeal from the City on The Farm Filing No. 5 zoning to be heard on March 27th based upon the USAFA letter for appeal. Please see attached. We believe this was inadvertently sent by the City since we have agreed to postpone the City Council hearing till April 10th to address your concerns and have requested City Planning to remove this notice. As a follow-up to the meeting on-site with your staff on March 8th have you finalized your comments? Again, if there is additional information required please contact me.

Thank You,

Thomas Taylor
La Plata Communities, Inc.
1755 Telstar Dr., Suite 211

Colorado Springs, CO 80920
Main 719-260-7477
Direct 719-867-2250
Fax 719-260-7088

From: CAMPBELL, SHAWN W Col USAF USAFA 10 ABW/CC [<mailto:shawn.campbell@us.af.mil>]
Sent: Friday, March 09, 2018 5:16 PM
To: Tom Taylor
Cc: Doug Quimby; Mike Ruebenson; Cody Humphrey; KINCAID, DAVID N JR Col USAF USAFA 10 MSG/CC
Subject: RE: The Farm Tour

Tom,

All thanks to you for facilitating the tour.

We are very appreciative of the time and opportunity to walk the property.

We'll have an update following some notes comparison early next week and think we are very close to closing out our concerns.

Have a great weekend.

My best,

Shawn

SHAWN W. CAMPBELL, Colonel, USAF
Commander, 10th Air Base Wing
USAF Academy
Comm (719) 333-1010 DSN 333-1010

Team Ten ... Forging the Future!

From: Tom Taylor [<mailto:TTaylor@laplatallc.com>]
Sent: Friday, March 9, 2018 11:58 AM
To: CAMPBELL, SHAWN W Col USAF USAFA 10 ABW/CC <shawn.campbell@us.af.mil>
Cc: Doug Quimby <DQuimby@laplatallc.com>; Mike Ruebenson <MRuebenson@laplatallc.com>; Cody Humphrey <CHumphrey@laplatallc.com>
Subject: [Non-DoD Source] The Farm Tour

Colonel Campbell:

It was my pleasure to take your staff on a tour of The Farm yesterday. Hopefully I was able to address their questions and concerns. If there is any additional information required please feel free to contact me. I'm looking forward to your staff review and report.

Best Regards,

Thomas Taylor
La Plata Communities, Inc.
1755 Telstar Dr., Suite 211
Colorado Springs, CO 80920