

## Fenner, Kyle

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**From:** Anne Pharis <annepharis@gmail.com>  
**Sent:** Sunday, April 9, 2023 8:26 PM  
**To:** Fenner, Kyle  
**Subject:** Lakeside Hts at Wolf Ranch Filing No. 1

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Please do not put any rentals in this neighborhood. It will drag down the value of all our homes. This is a nice neighborhood, please keep it that way.

Thank you,  
Anne Pharis  
Resident  
6597 Cabbage Dr

## Fenner, Kyle

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**From:** Fenner, Kyle  
**Sent:** Friday, April 7, 2023 12:16 PM  
**To:** Corey  
**Subject:** RE: PUDD-23-0049 Lakeside Heights

Thank you again Mr. Touchet,  
Your comments will be provided to the applicant.  
Regards,  
Kyle

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**From:** Corey <coreytouchet@gmail.com>  
**Sent:** Friday, April 7, 2023 12:08 PM  
**To:** Fenner, Kyle <Kyle.Fenner@coloradosprings.gov>  
**Subject:** Re: PUDD-23-0049 Lakeside Heights

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I wish y'all would quit tossing around master plan as there's never been one. Every few years Norwood has moved things around and the owners here have been very upset that what they're told never remains the same. Buyers have been consistently told townhomes when asked about those areas. Yes it's not Norwood, it's the builders saying this but that's just layers of insulation legal garbage they're employing. However zoning should be consistent with what's built around it. Across Black Forest there are acreage properties on county land and they're not happy. North of briargate that's supposed to be acreage property that we had been waiting to be developed so we could buy up there. However, that's now out of the question if apartments will be built there as it's out of place. It's bad enough the city allowed those apartments on the ridge to the south which dominate the skyline to be painted institution green. Other cities ensure there's a consistency to developments and not this slap dash approach. Two story apartments that are modeled after classics smaller home series would match the overall look and blend in better to the surroundings. If Norwood insists on their current plan I expect they'll do another master plan change to the north to ax those large lots.

On Fri, Apr 7, 2023 at 11:55 AM Fenner, Kyle <[Kyle.Fenner@coloradosprings.gov](mailto:Kyle.Fenner@coloradosprings.gov)> wrote:

Hello Mr. Touchet,

I must first say that I don't have solid answers for you YET on some of the details you asked about; some of them are not a part of this land use application. And second, I am going to just share facts with you; some may be in conflict for what you have stated and may not be what you wanted to hear.

On the master plan. I have reviewed the original Master Plan of 2004. This exact area was always planned for this density with one pocket of it for very high density that could only be achieved by apartments. For the same footprint and acreage the original Master Plan permitted up to 834 dwelling units to be built; the most recent amendment in 2019 allowed for 949 units. The development being proposed today plans for 724 dwelling units a full 225 lower than the 2019 Master Plan and 110 fewer than the original, 2004 master plan allowed for. So factually, this proposal reduces the impact from what is possible and this area has always been master planned for higher

density housing. What this proposal also changes is the placement of the highest density housing. Instead of being directly across the creek from existing homes, the apartments will be placed to the north and east of it as far from existing homes as is possible.

Wolf Creek has been master planned now for nearly 2 decades. Briargate and the surrounding road system has had this in mind since then too. The traffic engineers will comment on the proposal,. My guess is that they see the road system as being capable of handling the added traffic.

All Wolf Ranch residents are going to have access to the Rec Center as far as I have been told. Even though these may be rental products does not mean there isn't an owner and a tax payer involved. Taxes are paid on rental properties too! The land use application does not contemplate who pays what dues, etc. I imagine that the renters are not going to get a "free ride" to use the rec center. Owner costs are reflected in rental rates. I have, however, asked for some answers to questions in this vein, I'll flag this email to check back in with you when I get those answers.

Have a wonderful weekend.  
Kind regards,



**Kyle Fenner** (she/her/hers)

**Senior Planner**

Land Use Review Division

City of Colorado Springs

719.385.5365

Email: [Kyle.Fenner@coloradosprings.gov](mailto:Kyle.Fenner@coloradosprings.gov)

[Why Pronouns?](#)

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**From:** Corey Touchet <[coreytouchet@gmail.com](mailto:coreytouchet@gmail.com)>  
**Sent:** Sunday, April 2, 2023 9:34 AM  
**To:** Fenner, Kyle <[Kyle.Fenner@coloradosprings.gov](mailto:Kyle.Fenner@coloradosprings.gov)>  
**Subject:** PUDD-23-0049 Lakeside Heights

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Hello,

Norwood has just notified that their original concept plan which is largely unsupported by current wolf ranch home owners and taxpayers is being expanded. This development is not within the current developmental usage of wolf ranch. Residents were told those would be townhomes and not apartments. The local traffic infrastructure is not adequate for the original design let alone expanding it. This area has apartments, but the locations is adjacent to the

major roads and not inserted into the middle of a neighborhood. Furthermore these apartments do not appear to have its own pool and rec center and instead would allow them to use a taxpayer and homeowner financed rec center we have asked for for years. Which contrary to claims of “for all wolf ranch” would be dominated by the high density residents directly adjacent.

Norwood needs to move or remove the plans for apartments. Adjacent to Black Forest road and expanding Black Forest road to accommodate the growing traffic north of its 4 lane terminus at research.

## Fenner, Kyle

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## Fenner, Kyle

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**From:** Diane Chang <dcfirstone@gmail.com>  
**Sent:** Saturday, April 15, 2023 10:52 AM  
**To:** Fenner, Kyle  
**Subject:** Re: Opposition to the high density multi-family housing in Wolf Ranch

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Hello Kyle,

Thanks for your response, but I would like this matter to be moved from administrative approval to public hearing in front of the City Planning Commission.

Cordially,  
Diane Chang

Sent from my iPhone

On Apr 11, 2023, at 11:38 AM, Fenner, Kyle <Kyle.Fenner@coloradosprings.gov> wrote:

Hello Diane -

This is a response I already sent to one concerned citizen, Kristoph Chang. I thought you might be related. Either way though, I think it is apt here.

I hear all of your concerns. Change in our own "backyard" is difficult.

This particular area has always been master-planned for this type of density dating back to the original master plan in 2004. That information is public and it is hoped that when folks buy in Wolf Ranch they are made aware of the Master Plan by their broker or title company, etc. Buyers can always come directly to the City for that information as well.

The current application has fewer dwelling units (DU) than the original Wolf Ranch Master Plan and fewer than the most recent amended Master Plan. The original Master Plan provided for 5.4 acres of open space adjacent this area – the current amended Master Plan provides for 85.5 acres in the same area. This plan condenses the houses and it reduces the overall numbers. Because of that condensing the footprint of the area allows for the space for the recreation center. Additionally, the original master plan had the highest density (25 DU per acre) in the SW corner right across the creek from single family housing. They have now been relocated to opposite corner of the development plan area and the density allowed is basically identical for this "moved area" at 24.99 DU/acre.

The land has always been intended for this type of use. The land owner has property rights that allow them to develop their property. The current application and its design have a lower negative impact than what is possible.

I hope that this information helps you maybe look at the application a little differently.

Kind regards,

<image001.png>

**Kyle Fenner** (she/her/hers)

**Senior Planner**

Land Use Review Division

City of Colorado Springs

719.385.5365

Email: [Kyle.Fenner@coloradosprings.gov](mailto:Kyle.Fenner@coloradosprings.gov)

[Why Pronouns?](#)

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<image002.png>

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

From: Diane Chang <dcfirstone@gmail.com>

Sent: Monday, April 10, 2023 5:07 PM

To: Fenner, Kyle <Kyle.Fenner@coloradosprings.gov>

Subject: Opposition to the high density multi-family housing in Wolf Ranch

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Kyle,

I am a homeowner in Wolf Ranch who currently lives near the lake. I am opposed to the plans of having medium and high density multi-family housing and recreation center being built.

We purchased a house in this community because we were promised community parks and trails. Had we known high density housing would be going up we would not have purchased here. Many of my neighbors feel the same way and worry about the crowding of schools, more traffic in the neighborhood and property values going down. Please note my opposition.

Respectfully,

Diane Chang



## Fenner, Kyle

---

**From:** Diane Chang <dcfirstone@gmail.com>  
**Sent:** Monday, April 10, 2023 5:07 PM  
**To:** Fenner, Kyle  
**Subject:** Opposition to the high density multi-family housing in Wolf Ranch

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Respectfully,  
Diane Chang

## Fenner, Kyle

---

**From:** Gary Kephart <gfkeph@q.com>  
**Sent:** Friday, April 7, 2023 12:48 PM  
**To:** Fenner, Kyle  
**Subject:** RE: PUDD-23-0049, SUBD-23-0014

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Dear Ms. Fenner,

Thanks for your reply and I apologize for making the assumption about your gender. I appreciate you clarifying the application process. Of course there is some misleading information about this particular application on the internet. However I am confused, one bit of information that appears to be incorrect is the fact that this was submitted originally as single family housing. Is that false? Did the original submission change or is this current application for multi-family housing the first to propose development of this filing?

I understand the need for rental properties, both upscale so to speak for professionals and affordable. And yes, I understand the need to be flexible about when and where to own or rent. That being said, I lived in Colorado Springs for 34 years and many times those "upscale" apartments don't stay upscale as the properties deteriorate. Honestly though, that's not really a concern of mine, I'm retired and 69 years old, so this development will certainly outlive me.

I may reach out Monday to have a chat.

Thanks again,  
Gary

On Fri, 7 Apr, 2023 at 8:49 AM, Fenner, Kyle <Kyle.Fenner@coloradosprings.gov> wrote:

To: gary kephart

Good morning Mr. Kephart,

Thank you for your comments regarding these applications. Public input is important. I understand that development happening around you is challenging and sometimes downright frustrating. I am available to talk with you if you care to. Your email prompted some extra research on my part.

One thing is true about housing today in Colorado Springs, or Colorado for that matter, is buying a home is often totally unattainable and younger professionals desire mobility and the freedom to seek out new places and new jobs. They want to be able to move "next month." They don't even want to own homes. While this is a rental product and that is different from fee simple housing, these are going to be built and suited for professionals and with compatible life styles. What is true about this property and almost every property in Colorado Springs, is that at the planning and entitlements stage there is no discernment between fee simple developments or rental developments. That is the decision for a property owner and is embedded in his or her private property rights.

Every application is reviewed by multiple agencies and departments. Traffic engineers evaluate them and evaluate safety, road capacity, etc. As much as we don't like something, if the law supports it and professionals evaluate it and find it meets or exceed criteria, that something can happen and that land owner has rights to develop his or her property.

Do call if you would like to chat. I am in only half the day today but back Monday all day. Oh and just to let you know, this "Kyle" happens to be a gal. It happens ALL the time! 😊

Have a fabulous weekend!

Kind regards,



**Kyle Fenner** (she/her/hers)

**Senior Planner**

Land Use Review Division

City of Colorado Springs

719.385.5365

Email: [Kyle.Fenner@coloradosprings.gov](mailto:Kyle.Fenner@coloradosprings.gov)

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

From: Gary Kephart <[gfkeph@q.com](mailto:gfkeph@q.com)>

Sent: Wednesday, April 5, 2023 7:39 PM

To: Fenner, Kyle <[Kyle.Fenner@coloradosprings.gov](mailto:Kyle.Fenner@coloradosprings.gov)>

Subject: PUDD-23-0049, SUBD-23-0014

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Dear Mr. Fender,

I am a homeowner in Wolf Ranch directly across the ravine from this project and I would like to comment on it, Lakeside Heights at Wolf Ranch Filing No. 1. I am totally 100% against this project. This multi family development is completely counter to the current Wolf Ranch community. Many will say it will diminish their property values, and honestly I'm not that concerned about that. My concern is the elementary school that is planned directly across Briargate Pkwy. The increase in traffic from this development will be quite dangerous to the children attending this school as well as to the rest of Wolf Ranch. When Briargate Pkwy is completed and fully open there will already be a significant increase in traffic from the east and from the proposed single family homes in that area. It is also a know fact that apartment complexes increase crime in the area, this is not acceptable.

It is my understanding that this area of filing no. 1 was originally proposed to be single family homes, but Norwood and Classic have done a bait and switch with this new proposal. That is also not acceptable!

Our state and city are in a water availability crisis as well. This will only increase the that burden.

I urge you to deny this project and force the developers to stick to their original plan.

Thank you for the opportunity to comment.

Sincerely,  
Gary Kephart

## Fenner, Kyle

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**From:** Fenner, Kyle  
**Sent:** Tuesday, April 18, 2023 7:22 AM  
**To:** Gary Kephart  
**Subject:** RE: PUDD-23-0049, SUBD-23-0014

Hi Gary –

This particular application is not an amendment it is a Development Plan together with a Final Plat which creates a legal parcel out of a chunk of a larger parcel. These applications don't affect the master plan, they adhere to it – the Master Plan is the guiding document that this application follows. It is the Master Plan document that has been amended from time to time and each of those amendments were done in a public hearing; no Master Plan amendment is being proposed here. Each and every one of the existing neighborhoods went through this exact same process. Planning is sometimes challenging to describe. I hope this helps.

Kind regards,  
Kyle

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**From:** Gary Kephart <gfkeph@q.com>  
**Sent:** Monday, April 17, 2023 6:36 PM  
**To:** Fenner, Kyle <Kyle.Fenner@coloradosprings.gov>  
**Subject:** RE: PUDD-23-0049, SUBD-23-0014

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Hi Kyle,

Thanks for the clarifications. That helps me understand the process. I appreciate the time you've taken to explain these things to me. If I'm understanding clearly, even though an original application is modified its not required to go through a new public hearing process.

I guess I'll trust the city officials to make the best decision regarding this amended application.  
Thanks again!

Gary

On Mon, 17 Apr, 2023 at 10:40 AM, Fenner, Kyle <[Kyle.Fenner@coloradosprings.gov](mailto:Kyle.Fenner@coloradosprings.gov)> wrote:

To: gary kephart

Hi Gary –

Nice to hear back from you. Hope you had a good weekend. Yesterday was glorious! I am ready for more sun!

I'd like to clarify a couple of things. This project does not increase the overall density of the Wolf Ranch Master Plan. The total density is already determined by the Master Plan: these applications do

not affect the Master Plan in any way. The Master Plan states the maximum number of units allowed regardless of what form they are in (apartments, townhomes or single-family homes). All are considered "density units" or "DU." The DU is set by the master plan; some general areas across a master plan may have different density ratios, lower density in one area and higher in another. The only way to increase the total number of units for Wolf Ranch is through a Master Plan amendment which requires a public hearing.

That helps me with the second question I see in your email. Yes, this has been through a public hearing process. Developments as large as Wolf Ranch, Flying Horse, etc. have a build-out of decades sometimes. The property has already been zoned and has been for a couple of decades; these applications do not alter or deviate from the existing zoning. All zoning/rezone applications are required to go in front of both the Planning Commission and the City Council. Wolf Ranch, and others like it, are often zoned PUD or Planned Unit Development. A PUD considers many things like density, building height, setbacks, parks, open space, etc. From time to time a master plan is amended to reflect the current climate and/or demand. One can't always guess what someone may desire 20 years down the road. As I said, ALL master plan amendments go through the public hearing process.

The last amendment for the Wolf Ranch Master Plan was in 2019. So once the zoning is in place and the master plan properly amended and approved, the applicants then move forward on portions of the development through administrative processes. These administrative applications still must comply with the adopted PUD, the adopted Master Plan and the City Code at that time. There are still the same review agencies involved in the administrative application process as are involved in the public hearing process. For example, the City Engineering Review Traffic division will assess impacts of added traffic. They, first and foremost, assess safety. They take density, schools, anticipated foot and bicycle traffic, etc. into account. These review agencies must each be satisfied before an administrative application can be approved.

I don't know why folks love to run with mis-information. They do and always will. I am working to develop a FAQ sheet that I would love folks to pass around. I have to accept that there are people who will object to anything regardless of what the subject-matter experts say. They will ignore engineers, legal counsel, and planners. I can say I very much appreciate citizens like you, and some others, who are looking for facts on which to base their opinions.

Have a great week,  
Kyle

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**From:** Gary Kephart <[gfkeph@q.com](mailto:gfkeph@q.com)>  
**Sent:** Friday, April 14, 2023 12:46 PM  
**To:** Fenner, Kyle <[Kyle.Fenner@coloradosprings.gov](mailto:Kyle.Fenner@coloradosprings.gov)>  
**Subject:** RE: PUDD-23-0049, SUBD-23-0014

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Hi Kyle,

For some reason I was just able to read your reply now, my phone wouldn't let me download the body of the email. So, after reading today I very much appreciate you clarifying this Master Plan and application process. I wish the Facebook people that have posted some misinformation knew what you have provided. While it looks like there will be less

density than originally in this proposed plan it still increases the overall density of Wolf Ranch significantly more than single family homes or even townhomes would.

As I said initially, I am not fundamentally opposed to apartments per se and I hear what you're saying about young professionals as well. Yes, we definitely want them in Colorado Springs. One of my sons is in that category. He has stayed in the Springs and now is in his second home having navigated the rental route.

The information you have provided is extremely helpful for sure. My main concern still is the increased traffic around the proposed elementary school across the street. Will there be (or has there been) a public hearing about this proposed project?

Thanks again!  
Gary

On Mon, 10 Apr, 2023 at 8:56 AM, Fenner, Kyle <[Kyle.Fenner@coloradosprings.gov](mailto:Kyle.Fenner@coloradosprings.gov)> wrote:

To: gary kephart

Hi Gary –

I'd love to chat today and please, no apology necessary. I do have several meetings scheduled today. I am totally free between 2 and 4 if that works into your schedule.

I don't know who gets information from where. What I rely on for my information is the actual record. I have gone back into the records so I could understand what is real and what is heresy. This property has never had an official "housing type" associated with it. It was master planned in 2004 originally. What the master plan does in a general way is talk about housing, schools, parks, etc. When it discusses housing it is in terms of "density" and that is stated as X number of dwelling units (DU) per acre.

In my own due diligence to fully understand the application I went to the very first, original Master Plan and I went to the most recent amended Master Plan. Master Plans can be amended over time but only through a public hearing process and it is difficult to imagine a master plan written 20 years ago could have been perfect for today's market and society – amendments are common! At any rate in my discovery process, the exact footprint of the area being proposed today was originally slated for up to 834 units total. The last amendment in 2019 reflected that up to 949 units could be built. The proposal before us today is for a max of 724 units on the same footprint. The master plan, going all the way back to the 2004 original, does not specify whether these dwelling units are townhomes, condos, apartments or single-family homes.

It is not unexpected that "rumors" are about. I do believe that there are people who passionately believe what they have heard or been told. They truly believe that this project is contrary to what it was supposed to be. They don't spread rumors per se when they believe that they are correct. This happens in nearly every larger project. Some may be willing to hear fact and some may not. That is O.K. My job is to facilitate an application through the adopted process and hold it to the adopted standards of code as they relate to that project.

I hear what you're saying about "upscale becoming low rent" (excuse my paraphrasing). Times have changed greatly since either you or I were young. High end rental projects are going to be a part of this and later generations. There are young, working professionals

who make very good livings who can't dream of buying a home here. We WANT that talent to stay in Colorado Springs. If there are no quality places for them to live then they will go elsewhere. Additionally, young professionals often take several jobs before they "land" or they continue to be mobile. They may work in the Springs in 2023 and South Korea in 2024 and South Carolina in 2025. Mobility is commonplace today. Home ownership isn't on their agenda for a while and when they do buy, it is later in their career BUT until then they want a nice place to live and can afford it. For these reasons, it is believed that this type of project and others like it will have different trajectories than "rental products" used to have.

I hope this makes sense and that I have been clear! If we don't speak later, I hope you have a great day!

Kind regards,  
Kyle

---

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To: gary kephart

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**Senior Planner**  
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Sent: Wednesday, April 5, 2023 7:39 PM

To: Fenner, Kyle <[Kyle.Fenner@coloradosprings.gov](mailto:Kyle.Fenner@coloradosprings.gov)>

Subject: PUDD-23-0049, SUBD-23-0014

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 Mr. Fender,

I am a homeowner in Wolf Ranch directly across the ravine from this project and I would like to comment on it, Lakeside Heights at Wolf Ranch Filing No. 1. I am totally 100% against this project. This multi family development is completely counter to the current Wolf Ranch community. Many will say it will diminish their property values, and honestly I'm not that concerned about that. My concern is the elementary school that is planned directly across Briargate Pkwy. The increase in traffic from this development will be quite dangerous to the children attending this school as well as to the rest of Wolf Ranch. When Briargate Pkwy is completed and fully open there will already be a significant increase in traffic from the east and from the proposed single family homes in that area. It is also a know fact that apartment complexes increase crime in the area, this is not acceptable.

It is my understanding that this area of filing no. 1 was originally proposed to be single family homes, but Norwood and Classic have done a bait and switch with this new proposal. That is also not acceptable!

Our state and city are in a water availability crisis as well. This will only increase the that burden.

I urge you to deny this project and force the developers to stick to their original plan.

Thank you for the opportunity to comment.

Sincerely,  
Gary Kephart

## Fenner, Kyle

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**From:** Gary Kephart <gfkeph@q.com>  
**Sent:** Wednesday, April 5, 2023 7:39 PM  
**To:** Fenner, Kyle  
**Subject:** PUDD-23-0049, SUBD-23-0014

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## Fenner, Kyle

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**From:** Fenner, Kyle  
**Sent:** Tuesday, April 11, 2023 11:33 AM  
**To:** Kristoph Chang  
**Subject:** RE: Apartment complex in Wolf Ranch

Dear Chris –

I hear all of your concerns. Change in our own “backyard” is difficult.

This particular area has always been master-planned for this type of density dating back to the original master plan in 2004. That information is public and it is hoped that when folks buy in Wolf Ranch they are made aware of the Master Plan by their broker or title company, etc. Buyers can always come directly to the City for that information as well.

The current application has fewer dwelling units (DU) than the original Wolf Ranch Master Plan and fewer than the most recent amended Master Plan. The original Master Plan provided for 5.4 acres of open space adjacent this area – the current amended Master Plan provides for 85.5 acres in the same area. This plan condenses the houses and it reduces the overall numbers. Because of that condensing the footprint of the area allows for the space for the recreation center. Additionally, the original master plan had the highest density (25 DU per acre) in the SW corner right across the creek from single family housing. They have now been relocated to opposite corner of the development plan area and the density allowed is basically identical for this “moved area” at 24.99 DU/acre.

The land has always been intended for this type of use. The land owner has property rights that allow them to develop their property. The current application and its design have a lower negative impact than what is possible.

I hope that this information helps you maybe look at the application a little differently.

Kind regards,



**Kyle Fenner** (she/her/hers)

**Senior Planner**

Land Use Review Division

City of Colorado Springs

719.385.5365

Email: [Kyle.Fenner@coloradosprings.gov](mailto:Kyle.Fenner@coloradosprings.gov)

[Why Pronouns?](#)

**IMPORTANT NOTICE:** *Beginning January 1, 2023, any NEW Development Plan, Use Variance, or Conditional Use submitted for review will be subject to Citywide Development Impact (CDI) fees. This new fee will be utilized for Police and Fire Department capital needs, established as a Police and Fire Impact Fee, and will be applied to all residential and non-residential development and redevelopment City-wide.*

Link: [IMPACT FEES](#)

**Links:**

[Planning & Community Development Home](#)

 Please consider the environment before printing this e-mail.



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**From:** Kristoph Chang <kristophchang@gmail.com>  
**Sent:** Monday, April 10, 2023 9:28 PM  
**To:** Fenner, Kyle <Kyle.Fenner@coloradosprings.gov>  
**Subject:** Apartment complex in Wolf Ranch

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Dear Kyle,

I am writing to express my strong opposition to the proposed high-density multi-family housing development in our neighborhood. As a home-owner in the Wolf Ranch community, I have significant concerns about the potential negative impacts of such a development on our neighborhood and the quality of life for its residents.

First and foremost, I believe that the proposed high-density multi-family housing would significantly alter the character of our neighborhood. Our neighborhood has historically been characterized by low-density single-family homes with ample public spaces, and the introduction of high-density multi-family housing would disrupt this balance. The increased density would likely result in taller buildings, increased traffic, and a higher population density, which would fundamentally change the peaceful and serene atmosphere that our community currently enjoys.

Furthermore, I am concerned about the potential strain on our existing infrastructure and resources. Our neighborhood is already facing challenges with crowded parks, limited parking availability, and overcrowded schools. The addition of high-density multi-family housing would further exacerbate these issues, leading to increased congestion on our roads, additional strain on our parking facilities, and potential overcrowding in our schools. Our community may not be equipped to handle the increased demand on these resources without significant upgrades, which could result in increased costs for taxpayers.

Another concern is the potential impact on property values. High-density multi-family housing developments could negatively impact the value of nearby single-family homes. Studies have shown that the proximity of multi-family housing developments can result in decreased property values for neighboring homes, which would directly impact the financial investments of homeowners in our

neighborhood. This could be particularly concerning for families who have invested in their homes as a long-term investment for their future.

Lastly, I am worried about the social implications of high-density multi-family housing. Our neighborhood has a close-knit community where neighbors know and support each other. The introduction of high-density multi-family housing could disrupt this social fabric and change the dynamics of our community. With higher turnover rates and a larger population, it may be more difficult to foster a sense of community and belonging among residents, which could affect our neighborhood's cohesion and resilience.

In conclusion, I respectfully urge you to consider the concerns of our community and carefully evaluate the potential impacts of the proposed high-density multi-family housing development. I believe that it is essential to preserve the character and quality of life in our neighborhood, protect our existing resources, and maintain the strong sense of community that we currently enjoy. Thank you for considering my concerns, and I would appreciate the opportunity to discuss this matter further with you.

Sincerely, Christopher Chang 6361 Ottawa Dr.

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## Fenner, Kyle

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**From:** Sandra Loosemore <sjloosemore@frogsonice.com>  
**Sent:** Sunday, April 2, 2023 1:06 PM  
**To:** Fenner, Kyle  
**Subject:** Lakeside Heights at Wolf Ranch Filing No. 1

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I have a few questions about this new development. I live on the other side of the lake, in Sage Meadows Townhomes.

(1) Do you have any further information about fees for the new rec center and how it will affect those of us who already have to pay a mandatory \$31/month fee to support the existing rec center on the south side of the community? E.g. will it be managed by the Wolf Ranch HOA with our fees allowing us access to either facility, or be under completely separate management and membership arrangements? I asked the HOA and they had no information and were unable to refer me to anyone else for answers. Personally, I have never used the existing rec center; it's not within walking distance, I'm not a swimmer, and they have no other programs (like exercise or dance classes or recreational activities for seniors) as far as I know. I saw the thing in the Project Statement that residents would be able to "opt out of the increased fees" associated with the new rec center, but what I think what most current residents at the north end of Wolf Ranch want is for the fees we are already paying to give us at least discounted access to the new rec center in our immediate neighborhood.

(2) Are there plans to include electric vehicle charging stations for residents of the new apartments, and/or the Wolf Ranch community as a whole? (I'm sorry, the plans are so lengthy and detailed I did not know where to find this information.) We individual homeowners can install them in our own garages, but renters can't. Given the already-announced rapid shift towards EVs by 2035, it seems foolish and short-sighted to build a dense new large-scale development in a car-centric neighborhood without considering that residents will want/need to charge their vehicles.

(3) What is the timeline for extending Briargate Parkway to Black Forest Road, relative to construction/completion of this project? I have some mild concerns about construction traffic on Briargate Parkway plus wildfire evacuation routes once the new community is complete. Having another access road in and out of the area would be helpful.

Overall I have no other comments about the new development. I knew before I bought my home that all of the current open space on the other side of the lake and creek was going to be built up and that the "mixed use" designation in the master plan for this particular tract meant it was likely to get some sort of apartment complex.

-Sandra