



TO: City of Colorado Springs Planning Commission

FROM: Oakwood Homes Banning Lewis Ranch

RE: Public meeting review and follow up

DATE: February 15, 2024

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Oakwood Homes held a Neighborhood Meeting on Wednesday, December 20, 2023, for community members in Banning Lewis Ranch to discuss the Village B2 Master Plan Update. The meeting was held at Banning Lewis Ranch Academy, and approximately 200 community members attended. Notices were sent to the community by the city's Planning and Community Development Department, and Oakwood shared the city's notice with community members and on its web site.

The meeting was structured as an information session in order for members of the Oakwood Homes team to interact directly with members of the public. The meeting began with an update presentation from Thomas Garmong, Division President for Colorado Springs, and Tyler Jones, Vice President of Land for Colorado Springs. Also attending on behalf of Oakwood was Scott Smith and Chet Zdanzewicz, as well as Ken Puncerelli and Rick Haering of LAI Design Group, the project's land planners. A representative from the city and District 49 School District were also in attendance.

The presentation informed attendees about the history of the BLR master plan, proposed updates for Village B2, and information about density, parks and open space, and schools. The presentation and boards, as well as interactions with the Oakwood team, focused primarily on the reasons for the master plan update, including compliance with city code and zoning changes, and then explanations of changes to parks and open space and school allocations.

After the presentation, members of the Oakwood team invited attendees to review the details of the master plan update through a series of large presentation boards. Each board was staffed by a knowledgeable Oakwood team member who could answer questions and provide detailed information to attendees. The presentation boards are available for Planning Commission members to review at <https://blrmasterplan.com/neighborhood-meeting>. The boards included:

- Parks and Open Space
- Community amenities
- Schools
- Residential Density
- Commercial Development
- Residential Architecture

The meeting did not include a Q&A session, but attendees were able to talk one-on-one with Oakwood team members. Although the meeting was slated from 6 to 7:30 p.m., many members of the public stayed past 8 o'clock talking to Oakwood representatives and their fellow community members.

To encourage and receive feedback from attendees, each presentation board included a QR code where online comments could be submitted. Attendees could also provide written feedback. All of those public comments have been transcribed and shared with the city's Planning Department. We received about 40 written public comments at the meeting and online. Members of our team also kept track of the concerns and comments that they heard while interacting with community members. Below is a summary of the primary concerns from neighbors:

1. Roads and traffic—Community members are concerned about the completion of Banning Lewis Parkway. Although this piece of road is Norwood's responsibility, Oakwood is working to help address those concerns. Neighbors were concerned about the amount of traffic and congestion, wanting more access points into the neighborhood.
2. Safety and wildfires—Comments about the roads included concerns about safety issues around wildfires and emergencies. Community members are concerned about first responder access to BLR and the ability to evacuate in an emergency.
3. Amenities—Community members shared their concerns about overcrowding at the current clubhouse and pool and their desires to see more amenities provided as soon as possible. These amenities include additional clubhouses, pools and other recreational features.
4. Density—Several comments were expressed about the update allowing more density than originally planned, along with concerns about the impact of density to amenities and traffic.
5. Parks and Open Space—Concerns were expressed about when the community park will be built and why it will be part of a future village. Comments were also provided on size and features in the neighborhood parks.
6. Schools—Comments focused on understanding why the Village B2 plan includes only one school site. Community members are also concerned about when new schools will be built, which we are working with D49 to address.
7. Format of the meeting—Several attendees wanted the meeting to have a Q&A session. We are addressing that concern by hosting another community meeting in March before the March 13 Planning Commission hearing that will provide a Q&A session.

Oakwood Homes has launched a web site at <https://blrmasterplan.com/> to provide more information to the community about the master plan process and the updates to Village B2 and future villages. We are updating this web site to address questions and feedback from the community. In addition, as noted above, we will hold another community meeting before the March 13 Planning Commission hearing in order to address concerns and hear more feedback from our community members.

<u>Name</u>	<u>Email</u>	<u>Phone</u>	<u>Comment</u>
N/A	N/A		We will not have another way out of the community outside of Markscheffel. The plans presented do not address ingress/egress at woodmen. We cannot continue to build without alternate way out. The entire neighborhood is gridlocked during rush hour and school pickup/drop-off.
N/A	N/A		Multiple worries about long term stability less parks and schools for more homes = extra congestion, crime, etc which lowers property values. We don't need our community to be a short cut through for traffic. Going through areas already it looks like downtown/condo/townhome with street parking. Start putting commercial in and you have people that don't live in the community with unvested interest coming in and destroying community. Safety at intersections are already a risk.
Eric and Kit Enriquez	Eienriquez04@gmail.com / sonlight6@gmail.com		1st and foremost, this is not a town hall. We appreciate the presentation, but a town hall is an open forum. Small groups is novel, but it should have been more organized - a station for density, schools, amenities, commercial, etc. Something these communities deserve is an understanding of what percentage of density is going in each section of the new villages? New amenities promised in the future is a wonderful idea, but the impact of the thousands of homes added to the community before any infrastructure additions/improvements will crush the already overwhelmed amenities that currently exist. In addition, many of the amenities currently in operation have seen horrible maintenance/management, and some have even been reduced, removed, or eliminated altogether. Traffic on ingress/egress routes is a huge concern to this community, especially with safety concerns in the event of emergency, and the increase of residency, with no timeline on infrastructure improvements and additions will only add to the congestion. If this community is to grow and improve on what is already here, we need to address these questions sooner rather than later. Otherwise, I fear that we will be pressed to look back "35 Years" down the road on what could have been. As residents we want to work with the developers and city on what could make the best community in the City. That takes buy in and interest on all sides to hear the voices and concerns being raised and working together to find a better future for us all
N/A	N/A		We need more exits out of BLR! Get Banning Lewis Parkway open N and S! Adding another pool is needed, but put a building around it and let us swim year-round, even if we have to pay a little extra (maybe a per use fee) but this is Colorado , having a pool that's only used in the summer is a waste. The commercial area on Banning Lewis Parkway and Dublin is going to be an invitation to the homeless population into our community

Traci Goodwin	<a href="mailto:tracipaulsen@aol.com">tracipaulsen@aol.com</a>	The commercial area at Dublin and BL Pkwy is of great concern. With no control over types of store fronts/ amount of increased traffic/light pollution/homeless population. Aware this area is not owned by Oakwood yet wondering how controls can be put in place? When will landscaping on BL Pkwy from Red Cloud north be completed on the west side? very unsightly. Oakwood has failed to complete work on existing villages yet plows forward with new construction. - the enclave - we have no signs at entrance. The enclave was sold as a gated community - what happened to that? Emails - questions go unanswered and ignite distrust. Open communication and delivering on promises needs to be a priority. We have careful our choice of builder our forever home in BLR and are disheartened that some promises have not been held up. Thank you for tonight. It did offer some clarification, progress and growth is inevitable yet we do hope to keep BLR the family oriented community we carefully chose to build in.
Gerri Petties	<a href="mailto:robandgerripetties13@gmail.com">robandgerripetties13@gmail.com</a>	Is there a possibility to make one of the collection drainage ponds far east of Redcloud off the neighborhood a water feature with a walking path and benches around it? We live off Lone Oak Lane and Red Cloud Peak Dr.
Terri Armes	<a href="mailto:teriarmes@icloud.com">teriarmes@icloud.com</a>	Why aren't you opening Banning Lewis Parkway out to Woodman now? You want to keep building more and more but yet access out of the neighborhood still remains an issue. You increase density without fixing the problem, especially if there was a mass casualty incident. Why are you waiting so long to add more pools? What parameters are you putting on the commercial/retail? We don't want business that brings crime/thugs to the neighborhood.
N/A	N/A	You did not address infrastructure - the road/traffic situation is already beyond capacity - yet you want to add more homes and no mention of creating adequate exits to main thoroughfares. Why didn't you print out the representatives from D49 or the city? The commercial space which is located near a park and stream will attract homeless persons. The homeless population is rife with crime and drug problems and this is located near schools and residences. There needs to be heated indoor pool like was told to us there would be.
Robert Petties	<a href="mailto:robandgerripetties13@gmail.com">robandgerripetties13@gmail.com</a>	We would love to discuss a change to put a fishing pond in the community.
Kaitlyn Armes	<a href="mailto:Kaarmes@icloud.com">Kaarmes@icloud.com</a>	I do not think it's a wise decision to put in commercial buildings. One this will create more traffic than we already have in the neighborhood. Two, this brings people into the neighborhood that don't live here and don't need to be here. Please get back to me on why we think this is a good idea. I know you think this is a convince for people but its honestly not. A neighborhood is meant to be a place where you live not where you have too many people and too many commercial buildings. Thank you! Kaitlyn Armes

Raymond Marshall	<a href="mailto:rmarshallri@gmail.com">rmarshallri@gmail.com</a>	I'd like to know the sequence of the construction activity... roads, housing, parks, amenities. When will the additional access points be connected? We have limited ingress and egress to BLR. If we ever have a fire like they had in the Boulder area there is a grave concern we could all get out quickly enough. Do amenities include new pools? The two we have are inadequate for the number of residents we already have.
Casey Peat	<a href="mailto:Camos1288@aol.com">Camos1288@aol.com</a>	We have lived in BL for 10 years. Our honeymoon phase is over. Great amenities have been added for families, like parks and vista water park. However, the parents have been forgotten with a bigger workout room. The workout room has not been expanded in our time here. The priority seems to be around building homes but not more clubhomes. Club house in the 55+ community is not inclusive to the whole community and should not be considered. When deciding on a future clubhouse one with an indoor pool accessible 12 months a year would be a big selling point. Meridian Ranch up the road was one and is building another clubhouse currently. BL doesn't offer any indoor amenities during the cold season. This would be a great way to bring the community together
N/A	<a href="mailto:jjperez@pacbell.net">jjperez@pacbell.net</a>	What is being done for access into and out of BLR?
N/A	N/A	Only concern is the quality of future development as well as upkeep of the existing community. Oakwood controls the metro board and they have failed to hire contractors that upkeep the quality neighborhood. Splash pad tiles broken everywhere it doesn't even "splash" trees dead everywhere and parks in disrepair.
N/A	N/A	Concerns: 1) So rude to have this on Dec 20th. 2) Our streets are crumbling where is city accountability for quality. 3) Why build homes before amenities? 4) Quality of landscaping - It's harder more costly to maintain when not properly installed ex: erosion on Banning Lewis Parkway. 5) This is all very vague. 6) The City is willing to develop every acre of bare land without a forethought or planning Ex: that markscheffle is so far behind the development of BLR. 7) Why do neighboring developments not have same quality parks? We pay higher mills on taxes for the to use our parks.
N/A	N/A	1. What is the walking plan from B1 to the park? If is not walkable to the park it should not count towards having a park that is within close proximity to that housing area and a new park should be put in place. 2. Is there a plan to have traffic lights installed at Banning Lewis Parkway and Red Cloud? It is a big intersection which will get much busier in the future. For residents in B1, kids have to cross that intersection to walk to school.
Chris Drarup	<a href="mailto:stonewallcsacel@gmail.com">stonewallcsacel@gmail.com</a>	This town hall was not a town hall to discuss the future plans. It was a sales pitch at best, and none of the items addressed are binding. The infrastructure does not support the current density, and poor excuses do not fix anything. Banning Lewis has gone down hill since 2018. Stick with the original plan. We do not want a Denver slum, and that is exactly what you are selling

Tara Drarup			Rising homeowners insurance due to lack of egress with unmaintained open space resulting in increased fire danger is a serious issue. Especially with an increased ratio of clustered and paired homes. We cannot move forward with this plan prior to completion of road development all the way to Woodman
Michele Honeycutt	N/A	620-259-9092	Please have a town hall open forum meeting. Thank you!
N/A	N/A		You're basing a lot on the 55+ older community. Meredian Ranch has had a lot of problems with theirs. At some point Colorado Springs is going to have a glut of these properties. I am 76 years old. There is no way I would consider one of these. When word gets out you're forced to move when you have to raise a grandchild, the glory of these wears off
Leon and Carolyn McGraw	<a href="mailto:cookme55@yahoo.com">cookme55@yahoo.com</a>	719-232-3313	1. Do the residents get a say in what's being built in the villages? 2. Why would you need more 55+ housing? 3. With all of the homes, schools, parks etc... Will this affect our taxes or HOA fees?
Brad Hayes	<a href="mailto:brad.hayes13@gmail.com">brad.hayes13@gmail.com</a>	719-551-0782	Fire - what will we do with a fire similar to Boulder's fire. - July 4th took people 1.5 hours to leave from Vista Park. - How will having "open spaces" rather than maintained parks allow us to be safe when they are unmitigated and w/ Density = Dangerous. We need another exit or lives will be at risk. Banning Lewis Parkway to woodmen - why is this not our answer?
N/A	N/A		The info that was given was very vague. Small groups are creating more uncertainty. Answering questions for the whole group would benefit all of us. Creating less skepticism. The plans have changed since I moved here in 2014. We had 6 villages, each with a rec center for all. Access in and out of this neighborhood is extremely congested. The recent band aide have helped a little. In an emergency there would be mass casualty due to no way out! I believe buyers should be more aware and shouldn't buy here. To do it all over again knowing what I live now, I would've moved elsewhere.
Kristin and Michael Hankins	<a href="mailto:mk.j.hankins@gmail.com">mk.j.hankins@gmail.com</a>	719-641-5563	We are very concerned at the changes we have already seen in the higher density after our Village 1 - parking and driving safety are major concerns. The influx of higher density already pushed siblings out of the one public school in the neighborhood. What does all medium density housing do to our property values? Aging populations? Crime levels? Availability of education, doctors, healthy (not fast) food?
Deanna Sipmsen			1. Oakwood homes presented then would only address questions in small groups so we as a community could not hear each others concerns. 2. Oakwood plans to build the 1st stage of homes before the large park and amenities, therefore we will have more residents and more crowding of pools, rec centers, and parks. 3. Scheduling of this meeting was poorly planned - only 5 days to Christmas residents already traveling cannot attend.

<u>Name</u>	<u>Address</u>	<u>Email</u>	<u>Comment</u>
Chelsea Rutter	7071 Fauna Glen Drive	Chelseamrutter@gmail.com	Respectfully, this revised plan is a net negative outcome. It is quite obviously worse on nearly every aspect. It will be an unfortunate reduction in quality of life for the existing residents of BLR. I'm so disappointed in this board.
Alison Colvin	9110 Pacific Crest Dr	Alison.m.colvin@gmail.com	Hello, thank you for the meeting tonight. I learned a lot. I'd appreciate if you keep the great trails going as you continue to develop the community. Please consider adding an indoor pool to the neighborhood. It could be adult only to negate the need for lifeguards. An outdoor pool can only be used a quarter of the year. Thanks again.
Katherine Powell	9473 Cashel Trail	cuervo-kate@hotmail.com	My less than pleasant journey w/Oakwood began nearly 3 years ago. I have had nothing but disappointment and unfulfilled promise after promise and lies from the staff of Oakwood and their affiliates. I even had to get a lawyer to get my brand new build up to code TWO years after I closed. It is obvious that Oakwood only cares about how much money they can get and do NOT care about the residents of BLR or their safety. It sure would be nice if just for once Oakwood followed through on their promises, but I'm sure that is just a pipe dream.
Sue Ellen Jelttes	8325 Colorado Spruce Lane	sjelttes@msn.com	Would like updates on planned development. VERY unhappy with proposed changes. Feel we were fed lies when bought regarding amenities and open space. Already pool is unusable due to crowding. Ready For a good class action lawsuit!!!
Tara Drerup	7263 Tahoe Rim Drive	Tara.drerup@gmail.com	Biggest concerns are safety regarding lack of egress with increased housing density and lack of infrastructure to support the increased number of residents. The commercial/ multifamily that is represented as being outside of Oakwood control is a major concern as well.
M. Brook Redd	7178 Jagged Tree Circle	Brthedr@gmail.com	Roads are inadequate and should be built before more homes. Dangerous for us coming and going, will be a disaster if there is a fire
Amber Frerichs	8307 Colorado Spruce Lane	amlynn79@gmail.com	We need the infrastructure to improve before any new homes. Our lives are endangered daily because we don't have the 3rd exit opened. Plus maybe a stoplight by Dublin & Vista Del Pico would greatly help. Also the main entrance could use a light. The Marksheffel and Woodmen traffic debacle is also a big issue.
Leah DesGeorges	5804 Thurless Lane	Lbethune719@gmail.com	This master plan seems to be lacking more schools, parks, and recreation center(s). Why is there one TINY gym and one small lap pool for the entire community to use. There is an entire neighborhood on the other side of Dublin that has no amenities. We share driveways and have no backyards so we look for these amenities to make up for that. Please please stop thinking about all the extra money from building more homes on smaller lots and think about keeping your residents happy. Thank you.
Daniel Burkhart	7212 Lewis Clark Trl	dan@clevnorthwind.com	When will the sidewalk on the east end of Vista Del Pico be completed? It seems like it has been forgotten as development has moved south and further east.

Shawn Rogers	8732 briar brush lane	Shawn.t.rogers23@gmail.com	<p>I oppose more homes being built until there is a better infrastructure for existing residents. Currently, we have barley any recreational center for the already outgrown center we have already. We pay exorbitant HOA fees for lackluster facilities. You want to add more people to crowd that recreational center and pools? No way. Look at wolf ranch, they have a beautiful recreational center. We have less than a dozen machines. It's embarrassing. How about you put money back into your existing residents? How about the roads in and out of banning? While it may be partially out of your control, there is still a huge issue with leaving/coming into banning. The Dublin and Markshuffle intersection only got worse with the "improvements" they've made. As well as the front entry/exist is only going to be worse with the additional apartment complex that is built. If there were ever an emergency, residents would struggle to leave. You want to add more homes and residents before fixing that? Not cool to the existing residents. The HOA is non-existent. Homes around our residence are not maintained, grass is not kept, plants are dying in yards. The drainage systems in homes are not up to an appropriate standard. Given, for 4 months my sump pump ran constantly getting water out of the neighborhood. Frazie shared the pipes under the roads are not large enough to the standards of other neighborhoods. Instead of building more houses why don't we fix the piping issues we see now? What about the choppy roadwork that's been done around banning where it looks like a patch job? The neighbors behind me have had construction on their backyard for months with no real action taken. Our HOA is non-existent. We want to add more people to this? I don't think so, until our HOA operates the way it should for the residents it already has. I am not against adding more to banning, what I am against is putting more money for houses while other areas of the community need attention before creating more community members.</p>
Alex Smith	6961 Green Stalk Circle	SmithAlexLeanne@gmail.com	<p>Dear Oakwood, I am quite puzzled by this website. How can you state that the proposed updated master plan will not increase density? You are proposing 390+ acres with a density anywhere in a very large range. The old plan put firm limits around the density for 270+ of those acres. What you are proposing is a blank check. Where is the accountability and legal obligation not to increase density going to come from? Are homeowners supposed to just take you at your word? Also, the behavior of Oakwood at the recent town hall was transparently anti-democratic and the "divide and conquer" strategy for the end Q&amp;A was reprehensible. There is no book, movie, or TV show where you'd see this be the behavior of anyone but the villain. Oakwood seems to be acting in bad faith with a veneer of civility designed to mask the company's disdain for anything besides the bottom line. Please prove me wrong by reworking this proposal to have firm accountability around density and committing in writing to the parks, schools, and other amenities discussed at the town hall. Additionally, Oakwood needs to publicly apologize for its entire approach to the communication around this proposal. Otherwise, all the PR-speak around this is just smoke and mirrors. Sincerely, Alex Smith</p>



DeNeige Darr	ishop4free2@gmail.com	<p>I have multiple concerns about the updates to the community plan, and I would like to know if reasonable suggested changes will be considered. First, the intersection of Dublin and Vista del Tierra is outright dangerous and will only get worse as more families move in to the south and east of this intersection. I know the city is responsible for traffic lights, but their priorities dictate we won't get a traffic light until there are more accidents, or worse, a fatality at that intersection. A roundabout (or traffic circle) would alleviate the concern of drivers running the stop sign, and as an added benefit would slow traffic to more reasonable speeds traveling on Dublin. This has worked for Cordera and Flying Horse. Roundabouts are not only less expensive and easier to maintain, they are also more attractive and do not add to light pollution. My second concern is the mixed use commercial space in Village B2. Who will decide what business go in? Will residents have any say? A café or dry cleaner sounds fine, but other businesses may not be in the best interests of the neighboring residents. Will resident input regarding the leasers of this space be considered? My third concern is the lack of parking for the proposed higher density housing. Driving through the current Coach Houses and American Dream neighborhoods you will find streets lined with cars 24-7. These cars have been targeted for break ins and have been victims of multiple hit and runs. It also makes it dangerous for children crossing the street as they cannot be seen by drivers until they are in the road. These areas need off-street guest parking spots to alleviate congested residential streets. An example where this was done well is the duplex community just west of Marksheffel (see Derringer Point and Wind River Pt.). By placing 2-3 off-street parking places between the pods much of the street parking could be reduced making the community safer and more attractive. Finally, I hope the open space, trails, and pocket parks will be expanded upon and added generously to future planning. The trails where a huge draw for me personally as I can go for an 8 mile run without crossing a major road. If the goal is to be a premier Colorado Springs community, then outdoor space must be a key feature. I appreciate your time in reading this and in hearing the concerns of the residents of Banning Lewis.</p>	
Nicholas Pace	7159 Winterstone Ct	nightcruz_ss@yahoo.com	<p>Just wondering if the roads that were fixed on Vista Del Pico Blvd and many others, are they going to be repaved? Also, I was told that Oakwood fixes the land that covington homes built on. We bought a Covington home in 8/2022 and the front lawn is sinking, and it has already been brought up.</p>
Patrick Howery	5940 Longford Way	howeryfamilygj@yahoo.com	<p>Very slick presentation. The problem is you are not honest. Oakwood has definitely CHANGED this community. All new development by Oakwood: Very high street parking, NO neighborhood parks, NO cul-de-sacs (like in the initial phase), Roads with homes 3/4 to a mile long, Oakwood builds home with NO yards, NO storage and shared driveways. I cannot imagine Richmond is not pissed off at you for building Carriage Homes and Duplexes right in front of their traditional single family homes. Those poor people that eventually buy the Richmond will have cars, trucks and trailers parked right in front of them on the street..</p>