



June 25, 2025

Tamara Baxter
City of Colorado Springs
30 S. Nevada Ave.,
Colorado Springs, CO 80901

***RE: Miller Downs at Wyoming Lane Annexation – Neighborhood Comments
File No. ANEX-24-0016***

Thank you for the compiled neighborhood/public comments for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the development plans, we have summarized your comments and our responses below.

**COMMENT RESPONSE LETTER
PUBLIC COMMENTS**

1. Traffic Congestion and Inadequate Infrastructure

Concern: Residents expressed strong concerns about the current road network's inability to handle additional traffic. Roads like Dublin Blvd., Woodmen Rd., and Adventure Way are already congested, and many believe emergency access and evacuation routes are insufficient for the added volume.

Response:

The Miller Downs project will have shared access through the existing residential neighborhood located to the west of the property and will use the existing residential neighborhood streets of Quail Brush Creek Drive, Ficus Street, and Fieler Drive to access the development. A traffic study completed by Kimley-Horn in May of 2025 and then updated in June of 2025 found that all intersections are operational and queueing analysis of this study, all intersection operate acceptably, and vehicles are maintained in the existing turn lane lengths. The study determined that no offsite improvements are necessary to accommodate Miller Downs traffic. Therefore, this development can be constructed without the need for any offsite improvements at the adjacent intersections that will provide access to the residential neighborhood.

2. Environmental and Wildlife Impacts

Concern: Neighbors are worried about the impact of the development on local wildlife and Sand Creek. Concerns include disruption of habitats (e.g., deer, coyotes, eagles), increased runoff and erosion, and diminished trail and creek aesthetics.

Response:

The existing wetland in the northwest corner of the site will remain undisturbed with all associated habitats undisturbed. Sand Creek is located in the southeast corner of the site with a proposed detention pond, trail and amenity area overlooking the creek. The detention basin will capture all stormwater from the associated development and prevent site generated sediment and erosion from entering the creek. A neighborhood trail and amenity area is proposed adjacent to the detention pond and overlooking the creek as a means to activate

the Creek and embrace it as an amenity within the development. Streamside improvements within the channel will be evaluated with the Development Plan. All streamside improvements will be in compliance with Appendix A of the Landscape Design Manual and the UDC streamside overlay requirements. Sand Creek Channel improvements will be under a separate application.

The USFWS Information, Planning, and Conservation (IPaC) online system identified the eastern black rail, piping plover, monarch butterfly, Suckley's cuckoo bumble bee, and Ute ladies'-tresses as having the potential to occur within the vicinity of the project area. The piping plover is not considered in the effect analysis as there are no water-related activities occurring in the North and South Platte and Laramie River Basins. The project area lacks suitable habitat for the eastern black rail and Ute ladies'-tresses and suitable host species for the monarch butterfly and Suckley's cuckoo bumblebee, therefore, habitat impacts are not anticipated. The project area does not contain designated critical habitat for any listed species.

3. Property Values and Community Compatibility

Concern: Several commenters fear the new homes will not match the character or quality of existing neighborhoods, potentially lowering property values. Requests were made to ensure home sizes, heights, and covenants align with surrounding developments.

Response:

Gross density of the site will be 5-7 DU/AC. All lots within the development will meet the dimensional standards of the R-Flex Medium Zone, including a max building height of 45 FT. Lot size and density along the western boundary will match the existing density of the Quail Brush Creek Neighborhood. These lots then transition to smaller lots, which are positioned interior to the site and then transition to lower densities adjacent to rural El Paso County densities. Open spaces, stormwater and recreational amenities within the site will be privately maintained. This mechanism will assure the development is upkeep and property values maintained. All home sizes will be required to meet lot set back and building height requirements of the R-Flex Medium zone. Architectural character of the neighborhood is not known at this time. This will be evaluated with the Development Plan.

4. Emergency Services and Utilities

Concern: Residents questioned the ability of local police, fire, and utility services to support the new development. They also raised concerns that utility expansions might lead to increased costs for existing residents.

Response:

The application for Annexation, Zone Map Amendment, and a Land use Plan were sent to the Colorado Springs Police and Fire. No response has been received to date. This property is within the Falcon Fire Protection District. Prior to annexation, the applicant has worked with the district to layout the process and timing for the property to be removed from its service boundary. Requirements for removal of the property from the service boundary will be addressed in the Annexation Agreement. The exclusion will be completed following the final annexation recording. Onsite infrastructure is operated by MVEA, upon annexation CSU will

take over authority. Colorado Springs Utilities (CSU) will connect to the development through line extensions from the Quail Brush Creek Neighborhood. CSU has indicated that they have capacity to serve the existing development. CSU rates are set on an annual basis with all rate changes requiring City Council approval.

5. Density and Overdevelopment

Concern: The density of the proposed development (5–7 units per acre) is seen as too high relative to adjacent neighborhoods. There's concern the area is becoming overly built-up, affecting quality of life.

Response:

Gross density of the site is 5-7 DU/AC. This density calculation includes open spaces, roads, trails, the existing wetland in the northwest corner and the Sand Creek channel. Lot size and density along the western boundary will match the existing density of the Quail Brush Creek Neighborhood. These lots then transition to smaller lots, which are positioned interior to the site and then transition to lower densities adjacent to rural El Paso County densities.

This development is designed to enhance quality of life for future residents and residents for the adjacent neighborhoods with connections to well maintained open spaces and trails throughout the proposed development. The proposed open spaces, preserved wetland and trails will provide active spaces for residents and adjacent neighbors to enjoy the natural areas within the site. The development includes a proposed trail that connects the existing wetland in the northwest corner of the site, through open space tracts and an overlook of Sand Creek. Sidewalk extensions from Spruce Hill Court and New Meadow Drive allow for pedestrians within the Quail Brush Creek Neighborhood to connect to the proposed trail. Sand Creek is incorporated as an amenity to the site with the trail and amenity space overlooking the creek. Streamside improvements to the Creek will be in compliance with the Landscape Design Manual and UDC Streamside overlay requirements. The overall intent of the proposed trail, open spaces, preserved wetland, and overlook of Sand Creek is to promote high quality of life, active lifestyles and connections to nature for residents and adjacent neighbors.

6. Loss of Open Space and Privacy

Concern: Some homeowners bought their properties with the expectation of preserved open space behind them. They now feel that development behind their homes will severely reduce their privacy and enjoyment of their properties.

Response:

The proposed development is designed to match the existing density of the Quail Brush Creek Neighborhood along the western boundary. This will provide a transition of density to the smaller lots positioned interior to the site. Fencing and landscaping will be provided throughout the development to promote privacy for existing neighbors and proposed housing. Common open space, amenities, and a trail are proposed as a recreational amenity and reprieve. A trail, common open space and preservation of the existing wetland are

incorporated into the site as recreational amenities to promote high quality of life, connection to the natural environment and active lifestyles.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Noah Brehmer, P.E.
Project Manager