

Carleo, Katie

From: Carleo, Katie
Sent: Tuesday, May 28, 2024 9:14 AM
To: Friedman, Samuel
Subject: FW: Amara Public Hearing

Sam –
Just sharing below my email I had sent to those resident participants for Amara.
New posting will also happen at that time.
Thank you



Katie Carleo (she/ her/ hers), **AICP**
Acting Assistant Director
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From: Carleo, Katie
Subject: Amara Public Hearing

Hello –
I am writing those who had previous comments on the Amara project.
I wanted to reach out and let you know that in collaboration with the City Attorney's Office we needed to make an adjustment to timing for the Amara public hearing. This will now be heard officially as public hearing on 7/23.
Same beginning time (10AM) and location (City Hall, 107 N Nevada Ave # 300, Colorado Springs, CO 80903).
If you have any questions for this process, please feel free to let me know.

Thank you
Katie



Katie Carleo (she/ her/ hers), **AICP**
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Carleo, Katie

From: Cody Humphrey <chumphrey@laplatallc.com>
Sent: Friday, May 31, 2024 4:37 PM
To: eschmarky@gmail.com; Carleo, Katie
Subject: RE: Amara Addition No1-23 Annexations 3172.796 acres

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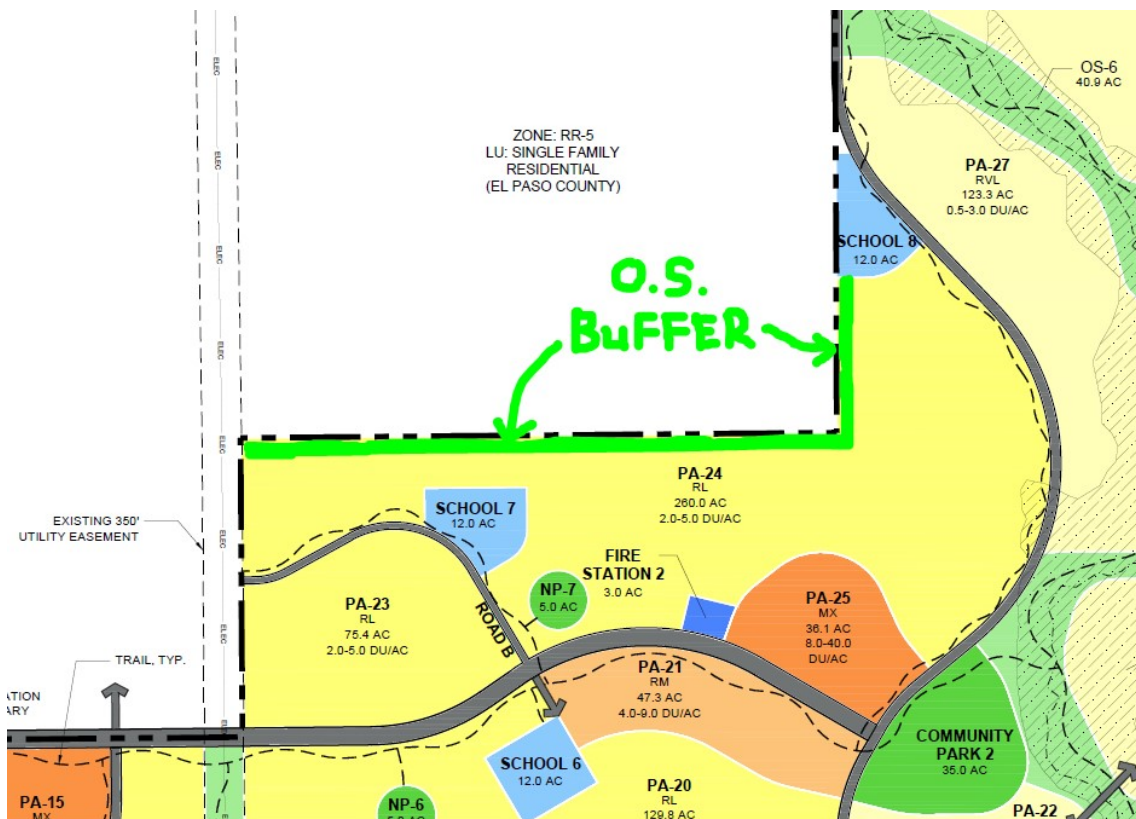
Good afternoon Mr. and Mrs. Esch,
Thank you for your recent email to Katie Carleo inquiring about the transition from Amara to the Peaceful Valley Estates.

This question was asked as well at the Planning Commission meeting on April 16.

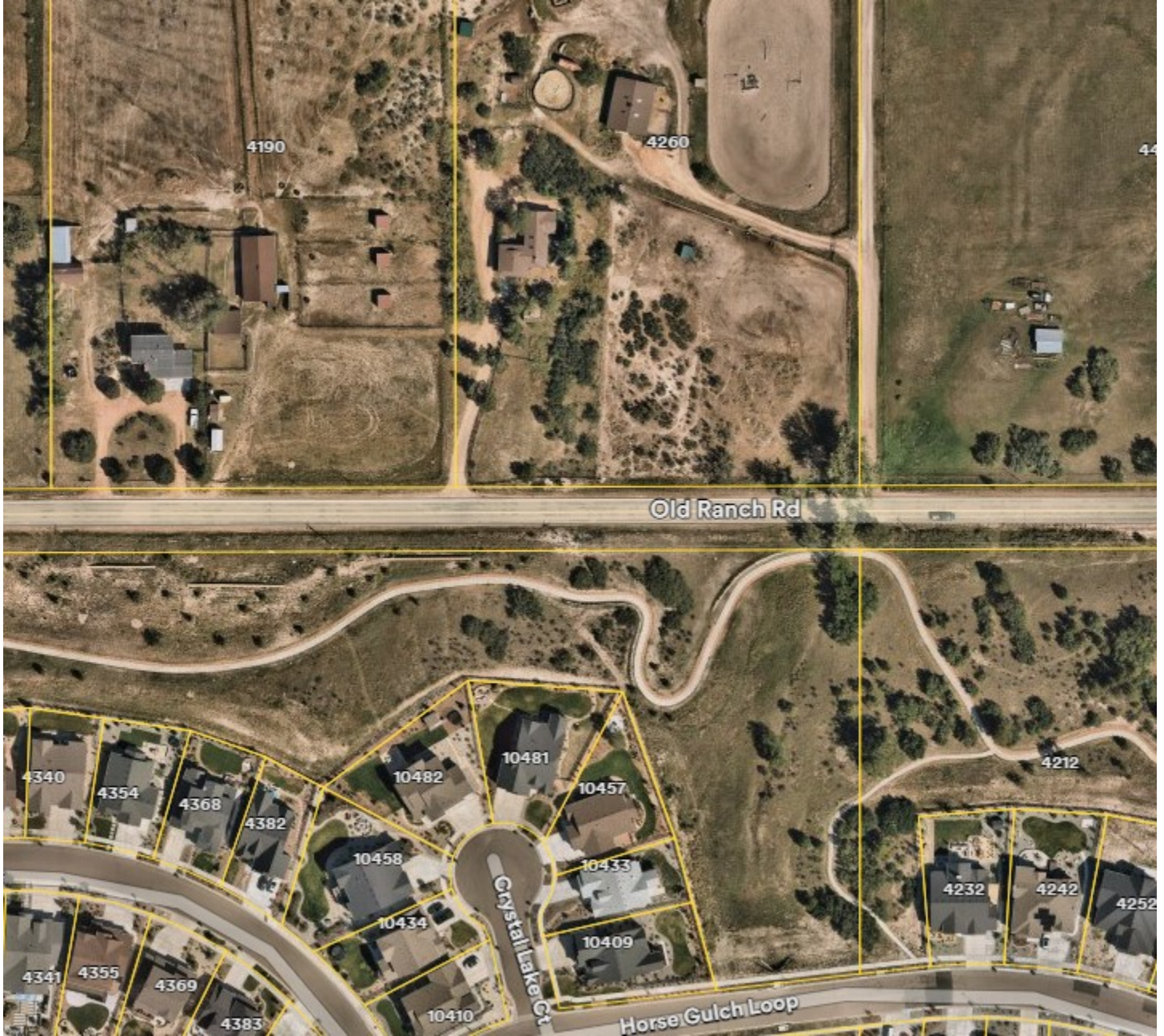
This area of Amara is anticipated to be developed in Phases 4 and 5 of the project which is estimated to be 10-15 years from the start of the development. While it is difficult to determine what exactly will be designed for this area 10 years from now, I can assure you that an open space buffer will be provided as a transition between Amara and Peaceful Valley Estates. See the graphic below.

That buffer will most likely include some landscaping and a public trail that can be used by residents of Peaceful Valley as well. These types of details don't necessarily get communicated very well when we are at the master plan level of design. When we do submit our plans to the City for these development areas next to Peaceful Valley Estates, you will be notified by the City and have an opportunity to comment on the plans.

The yellow shown in the graphic below is designated as Residential Low Density and has a density range of 2-5 units/acre. Based on that density, the largest lots we would be able to provide adjacent to the buffer would be half-acre in size.



One example of La Plata providing an open space buffer as a transition between densities can be found in our Cordera community on the north side of town. On the south side of Old Ranch Rd is Cordera and on the north side are large lot single family homes in the County. It had once been contemplated that a wall be built along the entire stretch of Old Ranch Rd but we didn't feel that was very inviting. So we agreed to do an open space buffer leaving the existing vegetation, adding new evergreen trees and landscape plantings and a paved trail that helped with the transition. Of course, the difference here is that the open space buffer will abut the back of the Peaceful Valley Estate lots with no road. See the aerial and pictures of the buffer below.





This street view shows the large lot homes to the left and the open space buffer and Cordera homes to the right.

Hopefully, our commitment to adding the open space buffer and the sharing pictures of the buffer example address your concerns.
Thank you and have a nice weekend.
Cody



Cody Humphrey, Director of Planning
chumphrey@laplatalc.com

LA PLATA COMMUNITIES, INC.
9540 Federal Drive, Suite 200 | Colorado Springs, CO 80921
o: 719.867.2256 | m: 303.809.1678 | laplatahome.com

From: Carleo, Katie <Katie.Carleo@coloradosprings.gov>
Sent: Wednesday, May 22, 2024 5:22 PM
To: Cody Humphrey <chumphrey@laplatalc.com>
Subject: FW: Amara Addition No1-23 Annexations 3172.796 acres

Cody – please see below and if you can reach out and address.
Thank you



Katie Carleo (she/ her/ hers), **AICP**
Acting Assistant Director
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 *Please consider the environment before printing this e-mail.*

From: Curtis Esch <eschmarky@gmail.com>

Sent: Wednesday, May 22, 2024 5:07 PM

To: Carleo, Katie <Katie.Carleo@coloradosprings.gov>

Subject: Amara Addition No1-23 Annexations 3172.796 acres

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To Whom It May Concern,

I'm a current homeowner at 11370 Green Spring Rd, Colorado Springs, CO 80925. I know that development is inevitable; however, It would be really nice if the developers included a buffer zone between the high density housing and our established 5 acre properties in Peaceful Valley Estates.

I would really appreciate it if the developers would include a 500 foot "open space" zone between the Amara development and Peaceful Valley Estates. In addition it would be great if the developers included an additional 5 acre lot section on the north border and east border of Peaceful Valley Estates. This would help retain the rural feel and quiet atmosphere of our neighborhood. The views would be minimally impacted by this consideration as well.

Thank you for your time and consideration in this matter.

Curtis and Mary Esch
719-243-9454

Carleo, Katie

From: Carleo, Katie
Sent: Wednesday, May 22, 2024 1:42 PM
To: Corrie Smith
Subject: RE: Proposed Amara Project - Notice of Hearing

Corrie –

The letter I sent has a title block at the top with a phone number and that is the developer you could speak with; they could speak more to your concerns and answer them directly.

I have also copied the contact information I have below for you, the contact is Cody Humphrey.

To your comment on hearings, I am sorry these may not work for your schedule. All of our hearings have set hearings dates - the City Council meetings are always held on the 2nd and 4th Tuesdays and Planning Commission is the 2nd Wednesday.



Cody Humphrey, Director of Planning
chumphrey@laplata.com

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9540 Federal Drive, Suite 200 | Colorado Springs, CO 80921
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Thank you
Katie



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From: Corrie Smith <cmsmith1119@yahoo.com>
Sent: Wednesday, May 22, 2024 12:36 PM
To: Carleo, Katie <Katie.Carleo@coloradosprings.gov>
Subject: Re: Proposed Amara Project - Notice of Hearing

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Well, then, is there somebody that I can talk to directly to address my concerns further because the answers given were pretty vague. I also find it kind of funny that all of your guys is hearing dates seem to be around holidays when people tend to be out of town or unable to attend.

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, May 22, 2024, 12:33 PM, Carleo, Katie <Katie.Carleo@coloradosprings.gov> wrote:

Corrie –

We are here as the City to usher a process. Your comments, and all those received, were passed on to the applicant/developer and their responses were provided back to residents as well as uploaded to our online system back in May of 2022. I have gone ahead and also attached that letter again here (your specific questions are addressed starting on page 37).

The City's role here is to review projects against code criteria. Annexations are a bit different as they are legislative items and staff does not play a role in review the same way as there are not straight criteria, but rather conditions for approval to be met. As such we usher a process for the applicant/developer to go before the City's bodies to hear testimony and ultimately for the City Council to review and decide if those conditions have been met.

I am happy to support you and any residents to have your voices heard. The hearing will have time for anyone to go before City Council and give testimony as well as all comments you have previously sent were included in the City Planning Commission packet for their review as well has been included for City Council's review.

I hope this helps answer some of your questions.

Feel free to reach out with anything else I can do for you.

Thanks

Katie



Katie Carleo (she/ her/ hers), **AICP**

Acting Assistant Director

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 *Please consider the environment before printing this e-mail.*

From: Corrie Smith <cmsmith1119@yahoo.com>
Sent: Wednesday, May 22, 2024 12:21 PM
To: Carleo, Katie <Katie.Carleo@coloradosprings.gov>
Subject: Re: Proposed Amara Project - Notice of Hearing

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If this is going to City council, how come I have not received any answers to the questions and concerns I have had? It seems as if they simply do not care about the concerns of the neighboring properties that this disaster will directly affect, typical government agency I'm guessing. More or less the vibe that I'm getting is that you really don't care what people have to say you're just gonna do what you want anyway. Is this correct?

Corrie

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, May 22, 2024, 12:12 PM, Carleo, Katie <Katie.Carleo@coloradosprings.gov> wrote:

Hello Corrie –

The Amara project is going to City Council on May 28th to be heard. New posters and notices should be out on site now. This will be the first of 2 hearings on this item for review before City Council. They are the final decision making body. If you have any other questions please let me know.

Thanks



Katie Carleo (she/ her/ hers), **AICP**
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From: Corrie Smith <cmsmith1119@yahoo.com>
Sent: Wednesday, May 22, 2024 9:14 AM
To: Carleo, Katie <Katie.Carleo@coloradosprings.gov>
Subject: Re: Proposed Amara Project - Notice of Hearing

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Good morning,

Do you have any updates on this project since the last meeting?

Corrie

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, May 8, 2024, 10:19 AM, Carleo, Katie <Katie.Carleo@coloradosprings.gov> wrote:

Hello Corrie –
Sorry for my delay, I was out of the office right when you sent this email and returned today.
The Amara project did go to the Planning Commission in April and was passed (on a 7-2 vote) with a recommendation to move on to City Council. This does not mean it is approved and still has it's hearing in front of City Council which will be on 5/28 and 6/11. These meetings start at 10am but I am not sure when this item will be heard that day, if I have more details I can let you know on that.

All the emails I have received, to total about 9, were part of the Commissioners packets for review. There was one person who came in person to speak against the project. The responses from the developers remain the same as they provided back a while ago and no further information was given about the concerns.

The City Council hearing is set for May 28th, if you have any other questions or if I can assist you please let me know.

Thank you
Katie



Katie Carleo (she/ her/ hers), **AICP**
Acting Assistant Director

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 *Please consider the environment before printing this e-mail.*

From: Corrie Smith <csmith1119@yahoo.com>
Sent: Wednesday, May 1, 2024 10:18 AM
To: Carleo, Katie <Katie.Carleo@coloradosprings.gov>
Subject: Re: Proposed Amara Project - Notice of Hearing

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Katie,

I was unable to attend the meeting because we were out of town for my children's sports. Do you have an update on what happened at the meeting or any responses into the multiple concerns that were submitted?

Corrie Smith

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, April 2, 2024, 10:56 AM, Carleo, Katie <Katie.Carleo@coloradosprings.gov> wrote:

Corrie –

Thank you for the call today and if you have any other questions please let me know. Attached is the notice for the upcoming hearing. If you or any others have comments to include beyond what was previously sent please feel free to email those to me and I will include in the public record for the commissioners.

Thank you
Katie



Katie Carleo (she/ her/ hers), **AICP**
Land Use Planning Manager
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WELLNESS • TRANSITION • SERVICES
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April 16, 2024

City of Colorado Springs Planning Department

Attn: Katie Carleo, Katie.Carleo@coloradosprings.gov

Cc: Mike Ruebenson, MRuebenson@laplattallc.com

Re: Amara Development

Good morning Ms. Carelo,

I am submitting this letter to you in support of the Amara development project and its annexation into the City of Colorado Springs.

Mt. Carmel Veterans Service Center (Mt. Carmel) was a dream of Mr. Jay Cimino and his strong desire to support our veteran community in meaningful ways. Mt. Carmel provides best practices for our Military, Veterans, and their Families through accessible programs, integrated resources, and collaborative partnerships that empower lives and strengthen our community. One of the many issues facing our military and their families is access to a variety of housing options located close to their duty installation.

Lack of adequate housing impacts the missions of our military installations because it affects the quality of life and mental health of our service members. The current 11,000 deficit of all types and price points of housing throughout the city and the county significantly impacts our military families in their ability to find housing within the existing inventory. This is especially an issue with attainable housing for the missing middle, which includes our military families.

Fort Carson has more than 26,000 soldiers, and a total of 72,000 people including families, civil service and contractors. Two-thirds of families must live off-post because there is not enough housing on the installation. Housing for the one-third of Fort Carson families who live on-post is typically filled all the time. Military families at Fort Carson in particular, have very few viable and affordable options to live off post. The junior enlisted population has the biggest need. Junior airman, larger families, and new recruits struggle the most to find housing.

The Amara master planned community located southeast of the city close to our military installations, will provide 7% affordable housing, will greatly benefit our military families. In the interest of our commitment to support our military and their families, I ask that you approve the project and its annexation into the City of Colorado Springs. Doing so will provide opportunities for our troops to obtain housing near where they work, reducing their transportation costs and the added stress of a long commute.

Very respectfully,

A handwritten signature in blue ink, appearing to read "R. McLaughlin", followed by a long horizontal line extending to the right.

Robert F. McLaughlin
COL, U.S. Army (Ret)
Executive Director



CITY OF FOUNTAIN

116 South Main Street
Fountain, CO 80817
Phone: (719) 322-2000
Fax: (719) 322-2001

July 17, 2024

Benjamin J. Bolinger
Office of the City Attorney
City of Colorado Springs

Re: Amara Annexation Agreement

Mr. Bolinger:

Thank you for letting me know about some of the proposed changes in the draft Annexation Agreement for Amara. As you noted, it does not address the concerns that the City has regarding the proposed annexation. Prior to the item going forward to City Council, I wanted to communicate the City's position one last time.

As currently drafted, the proposed agreement is misleading. The Annexation Agreement is still relying on other agreements that are expired. The Annexation Agreement and the plan overall are flawed beyond tweaking language in the agreement. Both the nature of the location of the annexation and the language of the agreement presume that the City of Fountain has, at the very least, been a part of the discussions around the development. This has not been the case. Overall, it suggests that the development will be able to integrate into the Fountain Valley, which is also not the case.

The best example of this is throughout the agreement, there are references to improvements to be made that are at least contemplated to be in the City of Fountain. The timing and triggers for these improvements do not make sense and the City has not been given an opportunity to discuss this. The agreement delays necessary infrastructure, the impacts of which will be felt by the Fountain Valley. It would be the hope that, as an aspiring new member of that community, Colorado Springs would require more from the developer for these improvements, or at the very least, consult with community partners.

Without this type of engagement and cooperation and to protect the safety and welfare of the community, the City cannot allow the development access onto City streets, pursuant to City of Fountain Code §3.17.080.

What is truly needed is an open dialogue about how to best serve the community of which you are seeking to become a member.

Please contact me with any questions. Thank you.



TROY JOHNSON
City Attorney