LA PLATA COMMUNITIES

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City of Colorado Springs
30 South Nevada Avenue, Suite 701
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AMARA – MASTERPLAN PROJECT STATEMENT

To the City of Colorado Springs Planning Department:

This letter is intended to serve as a project statement to describe the purpose and intent of the Amara community per the Master Plan Application Submittal Checklist.

1. **Description:**

La Plata Communities is a master planned community developer located in Colorado Springs, Colorado. In partnership with its investors including the owners of the property, the Norris family, La Plata Communities is committed to developing a Master Planned Community called Amara. Amara is reflective of the quality and authenticity of the communities we have developed in northern Colorado Springs over the last 25 years.

Amara is located in El Paso County, Colorado, and includes ~3,200 acres of undeveloped ranch land. The property is located south of South Marksheffel Road and east of Link Road. The property is surrounded by mostly rural land, single-family homes, active development parcels, and ranch lands.

The property consists of mostly rolling grassy terrain and a portion of the Jimmy Camp Creek and Williams Creek Corridors. The Jimmy Camp Creek Corridor is a significant historic and geologic feature. The Jimmy Camp Creek Corridor is comprised of many large, mature canopy trees and provides unique topographical character along the creek edge. This corridor is also an integral component of the City of Colorado Springs Bike Master Plan and the Parks, Open Space, and Trails Master Plan as both plans show a future or potential planned trail along the Jimmy Camp Creek Corridor. The Williams Creek Corridor is also celebrated as a significant natural feature utilized as a part of the community's open space network.

La Plata Communities is proposing to develop a unique Master Planned Community that will incorporate a strong design vision, offer a variety of housing products and segments, and integrate meaningful open spaces and amenities intended to attract a diverse spectrum of residents. The Master Plan will include uses that conform to the overall goals and vision of the City of Colorado Springs's PlanCOS Land Use Map.

The intent of the project is to become a part of the City of Colorado Springs through Voluntary Annexation and ultimately follow the development application process for the Master Plan and Zoning approvals. Annexation into the City of Colorado Springs would be beneficial to both Amara as well as the City. The property is located within the boundary of the Three Mile Plan and the City has been working closely with the Amara Development Team in the Annexation effort.

The goal of the development timeframe is to make the initial submittal for all three of these development applications (Annexation, Master Plan, and Zoning) in the Fall/Winter of 2021, processing all three applications concurrently for an anticipated approval in the Summer/Fall of 2022.

La Plata Communities is looking forward to taking these next steps with the City of Colorado Springs and moving through the development application and approval process for the Amara community.

2. **Justification:**

a. How does the project address the review criteria at the end of this checklist?

Response: The review criteria items including PlanCOS, Land Use Relationships, Public Facilities, Transportation, Environmental, and Fiscal components are each addressed individually later in this letter.

b. How is the master plan supported by policies of the City's Comprehensive Plan, adopted City side system plans and other public plans?

Response:

As a thoughtfully designed Master Planned Community, the community of Amara helps achieve the City of Colorado Springs' overall community goals of PlanCOS by providing a strong design vision to manage future growth and helping to implement the community's desire to improve the availability of health, safety and emergency services.

Amara ensures that new and existing land uses do not harm the transportation system, the environment, or visual quality of the community and surrounding lands. Becoming a part of the City of Colorado Springs assures that growth and development of this community will enhance the quality of life for present and future citizens, provides a positive impact on the tax base, and does not adversely affect community services or the natural environment.

Amara embraces the unique natural features and character of the land. The Jimmy Camp Creek Corridor is celebrated as the gem of the community by preserving the natural floodway, utilizing it as a major trail corridor, and locating a Community Park adjacent to the creek per the vision of the City of Colorado Springs Bike Master Plan and the Parks, Open Space, and Trails Master Plan.

The Master Plan community of Amara is designed to improve the availability of health, safety and emergency services by incorporating infrastructure that accommodates the anticipated traffic generated by the community. It is compliant with the City's standards by adhering to typical streetscape design standards and providing a dedicated corridor for the future Powers Boulevard extension that will run through the site. It also highly encourages alternative transportation such as biking or walking through an extensive trail system and multi-modal pathway network. The residential development of various housing types and densities is strategically located near or next to parks, open space, schools, mass transit, work, and shopping to help reduce the dependency on the car.

Amara is consistent with the Vibrant Neighborhoods vision of PlanCOS by forming diverse and safe neighborhoods with active gathering areas, a mix of housing types, transportation choices, and a shared sense of pride. Amara is consistent with the Future Neighborhood typology in that it will provide an opportunity to create, from the ground up, new, diverse, and "smart" connected neighborhoods that reflect the PlanCOS Vibrant Neighborhoods vision and goals, while addressing emerging demographic and market considerations.

Amara is consistent with PlanCOS and other adopted plans in order to help make the future vision for the City of Colorado Springs a reality.

c. Analyze the public facilities necessitated by the proposed master plan and their impacts on the City's ability to maintain adopted service standards. Public facilities should include major and minor streets, traffic signals, stormwater and drainage facilities, utility facilities, police protection and fire suppression.

Response:

Amara strives to provide the residents of the City of Colorado Springs with adequate and cost-effective public facilities and community services. Public safety services including fire and police protection will be able to be provided to the community. The Master Plan request for approval anticipates metropolitan district formation to assist in the financing of public improvements within the project. Additionally, the districts will be formed to allow for the operation and maintenance of facilities that may not be transferred to other jurisdictional entities. Emergency service discussions have been held with the City Police and Fire departments as well.

Extensive coordination has taken place with CSU to appropriately plan for utility services to Amara. Utility extensions will be necessary but are compatible with both the City's and CSU's long-range plans for growth and utility service corridors. CSU has determined availability of services and proper extensions of infrastructure facilities that accommodate the Amara master planned densities and project development schedule.

d. Calculate the park and school dedication requirements, based on City Code Section 7.7.1203.

Response: Based on City Code Section 7.7.1203, the Amara Master Plan is required to have a total of 127.584 acres of Park Land. Per the direction of Fountain School District 8, the Amara Master Plan is required ~4 Elementary Schools and ~1 Middle School.

3. Issues: Explain how the identified issues have been addressed or mitigate

Response:

Various agencies including Fountain School District 8, The City of Colorado Parks, Recreation, and Cultural Services Department, Emergency Services, Community Development Division, Stormwater, CDOT, Colorado Springs Utilities (CSU), and Public Works Transit Services have been engaged in the design process to ensure that the Master Plan addresses issues such as Future School Sizes and Locations, Park Land Dedication, Open Space, Trails, Affordable Housing, Transportation, Utilities, and Traffic.

APPLICATION CHECK LIST CRITERIA ITEMS:

A. Comprehensive Plan:

The Comprehensive Plan and the 2020 Land Use Map are the context and the benchmark for the assessment of individual land use master plans. The proposed land use master plan or the amendment conforms to the policies and strategies of the Comprehensive Plan. The proposed land use pattern is consistent with the Citywide perspective presented by the 2020 Land Use Map.

Response:

Amara is a crafted community designed to achieve the vision and goals of PlanCOS. The Master Plan is supported by policies of PlanCOS and other City plans including the Annexation Plan, Bikes Master Plan, and the City's Trails, and the Open Space, and Parks Program to help make the future vision for the City of Colorado Springs a reality.

The Amara Master Plan shares the same goals and objectives of the six vision themes of PlanCOS: Vibrant Neighborhoods, Unique Places, Thriving Economy, Strong Connections, Renowned Culture, and Majestic Landscapes.

The Master Plan is designed to create Vibrant Neighborhoods that are safe, diverse, and have quality gathering areas, a mix of housing types, transportation choices, and a shared sese of pride. It is designed to provide a variety of housing types and products for long term housing sustainability in the City of Colorado Springs, and to ultimately achieve the larger City goal to provide housing for all. The siting, development, and construction of housing will be aesthetically pleasing, safe, encourage

interactive neighborhoods, and complement the existing communities' plans and surrounding land uses.

This Master Plan embodies the vision theme of Unique Places, as it is thoughtfully designed as a series of intimate Villages, each with its own unique character and identity. The Villages are scaled to have their own individual Village Center, or Activity Center. Each center will be designed to serve the surrounding neighborhood or business area it is located in. They will vary in size, scale, and program, depending on the Village context. Centers may be comprised of commercial centers, amenity centers, parks, or other community serving programs.

In order to encourage a Thriving Economy, the Amara Master Plan fosters an environment for inclusivity and economic diversity by strategically locating commercial areas throughout the plan. These places provide opportunities for new businesses to develop, reduce the amount of driving time and miles to access these places, and improve the quality of life of the residents by having commercial and retail spaces located appropriately throughout the neighborhoods.

As the City of Colorado Springs grows, the vision theme of Strong Connections for all modes of transportation will continue to be an important aspect of development to create a livable and accessible City. The Master Plan is compliant with the future transportation plans of the City and also El Paso County and CDOT by adhering to typical streetscape standards and providing space for the future Powers Boulevard extension that will run through the site. It also highly encourages alternative transportation such as biking or walking through an extensive trail system and multi-modal pathway network. The residential development areas are also strategically located near or next to parks, open space, schools, mass transit, work, and shopping to help reduce the dependency on the car. Stormwater is a major component of the Master Plan as well and will be an integrated element of the physical design of the community.

This Master Plan celebrates the Renowned Cultural heritage of the land, particularly the Jimmy Camp Creek corridor, and its connection to the City's rich history. The Jimmy Camp Creek Corridor is celebrated as the gem of the community by preserving the natural floodway, utilizing it as a major trail corridor, and locating a park adjacent to the creek per the vision of the City's Trails, Open Space, and Parks Program. The historical context of this corridor has been a source of inspiration throughout the Master Plan design process and heavily influences the land use pattern and scale of the places within the Master Plan.

The Majestic Landscapes of the Master Plan are preserved and enhanced throughout the extensive open space network of the community. This Master Planned Community is designed for all residents to have easy and direct access to meaningful open space and gathering areas, natural and man-made. Strategically placed and carefully designed open spaces have the potential for various amenities including water features, mini parks, and an extensive trails and multi-modal pathway system. The Master Plan also promotes environmental protection by preserving and enhancing the Jimmy Camp Creek Corridor, Wiliams Creek Corridor, and other natural features.

All of these qualities presented by the Amara Master Plan help to achieve the vision themes, goals and objectives of PlanCOS.

B. Land Use Relationships:

1. The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.

Response:

The primary street network is designed to effectively move traffic through the Master Plan, while more intimate streetscapes help create a sense of place within the neighborhoods. Sprawl is limited by concentrating residential development in environmentally appropriate areas and maintaining a balance between developed land and natural features.

This Master Plan features an integrated development pattern that promotes pedestrian and bicycle connectivity while providing easy and direct access to meaningful open space and public amenities. The extensive open space and trail network provides access throughout the community for non-vehicular users, linking residents throughout the neighborhoods. This envisioned open space network would provide a safe and alternative means of connectivity for residents and help build a greater sense of place for the community.

2. Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood or business area. Activity centers also vary in size, intensity, scale and types of uses depending on their function, location and surroundings.

Response:

This Master Plan is thoughtfully designed as a series of Villages, each with its own unique character and identity. The Villages are scaled to have their own individual Village Center, or Activity Center, serving as a "central hub" that each Village can identify with. Each Center will be designed to serve the surrounding neighborhood or business area it is located in. They will vary in size, scale, and program, depending on the Village context. In the western part of the Master Plan, the Village Center will generally be surrounded with a higher density housing product to allow for easy access by residents and reinforce the "central hub" aspect of each Village. Centers may be comprised of commercial centers, amenity centers, parks, or other community serving programs.

3. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.

Response:

The proposed land uses of the Amara Master Plan consist of attached and detached, single-family residential, multi-family residential, public and private parks and open space, school sites, and carefully located mixed use and commercial land uses. These neighborhoods thoughtfully weave into the fabric of the surrounding communities and will have minimal impact on them.

The land uses of this Master Plan are like the surrounding land uses of the City and help manage growth to ensure development occurs in accordance with community wants and needs. The intent of the land uses is to enhance the City of Colorado Springs, create a strategic plan for smart growth and development, and maintain the vision of PlanCOS.

4. Housing types are distributed so as to provide a choice of densities, types and affordability.

Response:

This Master Plan allows for the mixture of uses and greater diversity of building types by offering a variety of housing segments for residents. This will help promote long-term housing sustainability through product diversity and a concentration of development. A wide range of product offerings provides opportunity to capture a diverse segment of socio-economic buyer groups, providing housing for a breadth of community members over time. This mixture of lifestyle, conventional, and specialty housing ensures an environment of inclusivity, providing an opportunity for individuals of different ages, backgrounds, and stages of life to live here.

5. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.

Response:

The type, density, and location of land use types are appropriate based on the findings of the Geological Hazard Report, Drainage Reports, and Land Suitability Analysis that are included as a part of the Master Plan submittal application. The natural drainage corridors and topography of the land

are preserved where possible and considered for locating significant open spaces, viewsheds, and prominent pedestrian and bicycle connections.

6. Land uses are buffered, where needed, by open space and/or transitions in land use intensity.

Response:

Significant Open Space corridors and buffers are located throughout the Master Plan. These spaces not only provide a desirable feature of the community, but also act as critical transitional spaces that help bind the community together in a cohesive manner.

The open space system of Amara will also feature amenitized storm detention areas. These aesthetically pleasing storm drainage facilities add to property value and their positive visual appearance improves the quality of life in our community. The opportunity to create water quality and detention ponds will help create a more livable, sustainable, and valuable experience. These enhanced facilities will also offer residents opportunities to observe nature, engage in recreation, or simply enjoy the view.

7. Land uses conform to the definitions contained in section 7.5.410 of this part.

Response:

The proposed Land Uses generally conform to the definitions per section 7.5.410, specifically regarding Community Parks, Neighborhood Parks, Open Space, Public Safety, Residential, and Trails.

C. Public Facilities:

1. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan.

Response:

The Amara Master Plan is consistent with the City's Parks, Recreation, and Trails Master Plan vision to be a "Champion of the Outdoors". It provides diverse recreational opportunities and enhances the uniqueness of the City's recreation offerings by providing opportunities for adventure and recreation challenges. It strives to provide year-round recreation opportunities to encourage community health and wellness for all residents.

The Amara Master Plan strives to create a network of "Complete Creeks" or greenway opportunities for urban open space and trails. The Jimmy Camp Creek Corridor and Williams Creek Corridor are both high-quality natural resources (wetlands, riparian areas, floodplains, biodiversity areas, the wild urban interface and cultural resources) and help to shape the community's open space network. These two corridors are preserved and enhanced per the intent and goals of the City's Parks, Recreation, and Trails Master Plan. The Master Plan respects the 100-year floodplain, preserves critical view corridors, and encourages the creation of a community gathering/activity place in conjunction with recreation areas through its extensive open space network.

A major trail is proposed along the floodway of both creeks. The major trails connect to the greater proposed trail system of Colorado Springs per the City's Parks, Recreation, and Trails Master Plan and provide connections to the surround communities and beyond.

The community is designed for all residents to have easy and direct access to meaningful open space. Strategically placed and carefully designed open spaces have the potential for various amenities including water features and an extensive trails and multi-modal pathway system. This Master Plan provides a geographically balanced and equitable park and recreation system that has facilities distributed throughout the community.

The Amara Master Plan contains two large Community Parks. One is located adjacent to the Jimmy Camp Creek Corridor, per the "Complete Creeks" concept of the City's Parks, Recreation, and Trails Master Plan. The second Community Park is in the heart of Amara as a centrally located recreational destination.

Amara shares the same vision to enhance the landscape and valued recreation features that draw people to Colorado Springs, ensuring future generation's enjoyment of the legacy of public parks and open space.

2. Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community.

Response:

Various agencies including Fountain School District 8, The City of Colorado Parks, Recreation, and Cultural Services Department, and Emergency Services have been engaged in the design process to ensure that the Master Plan serves the recreational and educational needs of the community. Parks have been located and sized appropriately throughout the community to meet the needs of the residents and conform to the City's Park Land Dedication Ordinance (PLDO). Education uses, including several school sites, have also been located and sized appropriately based on input and direction from Foutain School District 8.

3. The proposed school sites meet the location, function and size needs of the school district.

Response:

Based on continued input and communication with Fountain School District 8, the proposed school sites on the Master Plan meet the location, function, and size needs of the district. These future school sites are intended to serve the projected student population generated for Fountain School District 8.

4. The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities.

Response:

Through the continued communication with CSU on an almost weekly basis, input from the Colorado Springs Utility Department has been incorporated into the Master Plan. The Master Plan conforms to the adopted plans and policies of Colorado Springs Utilities.

5. Proposed public facilities are consistent with the strategic network of long range plans.

Response:

Various agencies at the City, including the City's Fire Department, have been engaged in the Master Plan design process. A future Emergency Service Site has been located on the Master Plan based on this input and direction.

6. The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.

Response: The master development drainage plan included as a part of this application conforms to the applicable drainage basin planning study and the drainage criteria manual.

D. Transportation:

1. The land use master plan is consistent with the adopted intermodal transportation plan. Conformity with the intermodal transportation plan is evidence of compliance with State and local air quality implementation

and maintenance plans.

Response: The Master Plan is consistent with the adopted intermodal transportation plan because it shares the same transportation planning goals of mobility, livability, intermodalism, and implementation. The transportation system of Amara is efficient and thoughtfully designed to provide the community with adequate future mobility choices. It encourages the use of transportation modes other than the single-occupant automobile. It approaches transportation as a cohesive system, with all modes of transportation functioning together as one system including vehicular, pedestrian, bicycle, and other future multimodal forms of transportation.

2. The land use master plan has a logical hierarchy of the arterial and collector streets with an emphasis on the reduction of through traffic in residential neighborhoods and improves connectivity, mobility choices and access to jobs, shopping and recreation.

Response:

Through communication and input from City Traffic, the roadway street sections and classifications of the Master Plan have been carefully designed to accommodate the anticipated traffic volumes that will be generated and mitigate impacts to the existing transportation system. Bicycle lanes and a network of multi-modal pathways and trails improve connectivity and allow for a variety of mobility choices to reach the community's various destinations. Careful consideration has been made to access points into neighborhood pods and how open space systems interact with transportation corridors.

3. The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors.

Response:

The design of the streets and multi-modal pathways and trails is intended to minimize conflict between user groups, primarily along the arterial and collector roadways. Crossings will occur primarily at intersections or at controlled locations throughout the community.

4. The transportation system is compatible with transit routes and allows for the extension of these routes.

Response:

The roadway network and transportation system of the Amara Master Plan is consistent with the findings of the ConnectCOS Transportation System Assessment, City of Colorado Springs Intermodal Transportation Plan, El Paso County 2016 Major Transportation Corridors Plan Update, and CDOT roadway standards.

Mesa Ridge Parkway and Meridian Road are both planned to extend into Amara as a Minor Arterial Roadway per the identified El Paso County Roadway Improvement Projects. Powers Boulevard is also planned to extend into Amara. The 300' wide future Powers Boulevard extension corridor is compliant with the CDOT roadway standards.

All of these roadway extensions and other roadways planned within the Amara roadway network will help to provide regional connectivity to I-25, The Colorado Springs Airport, Colorado Springs to the north, Pueblo to the south, the adjacent City of Fountain, and the greater El Paso County area.

5. The land use master plan provides opportunities for alternate transportation modes and cost effective provision of transit services to residences and businesses.

Response:

The Master Plan includes an extensive trail and multi-modal path network throughout the neighborhoods that connects residents to the major destinations of the community. This network

highly encourages alternative transportation such as biking or walking to parks, commercial areas, and amenity sites.

6. Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will responsibility, if any, of the master plan for the construction and timing for its share of improvements.

Response:

The Traffic Impact Analysis included as a part of the Master Plan submittal application demonstrates how the street design and circulation system are adequate to support the anticipated traffic. Any necessary improvements will be identified as well. The TIA was produced in conjunction with the City of Fountain updated Master Transportation Plan, the Powers South Corridor Plan and the South El Paso County review.

E. Environmental:

1. The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features.

Response:

The Master Plan recognizes the value of the City of Colorado Springs open space program. It promotes its preservation by celebrating the Jimmy Camp Creek and Williams Creek Corridors as gems of the community. The entire Jimmy Camp Creek habitat corridor consists of a floodway area and 100-year floodplain, both of which are preserved. The design minimizes disturbance to unique habitats and areas of ecological significance, including the riparian habitats, existing mature tree vegetation, wetlands, wildlife migration corridors and nesting areas along Jimmy Camp Creek and Williams Creek.

The preliminary 100 Year Floodplain of Williams Creek is reflected on the plan at this time, despite the fact that this creek corridor is very understudied at this time. This area is subject to change as more information and analysis is collected to gain a better understanding of the creek conditions of this area.

The existing trees and vegetation of both creek corridors have been preserved to create a network of "Complete Creeks" or greenway opportunities for urban open space and trails. They are both considered high-quality natural resources and contain wetlands, riparian areas, floodplains, biodiversity areas, and valuable wildlife habitat.

The existing trees adjacent to the Fountain Mutual Irrigation Company (FMIC) canal and pond are also being preserved. The preservation and enhancement of these elements are heavily influencing the open space network and Master Plan design of Amara.

The gentle rolling topography of the land creates excellent opportunities to preserve and enhance the western views of the front range and Pikes Peak beyond as well as the eastern open space.

2. The land use master plan minimizes noise impacts on existing and proposed adjacent areas.

Response:

The Land Uses on the Master Plan are compatible with the surrounding Land Uses of adjacent properties, which is mostly residential in nature. Noise generated by these types of uses will be low and have minimal impact on the adjacent areas.

3. The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities and access roads when feasible.

Response:

The unique natural features of the land act as the primary driving factor to determine the size and location of the open spaces network on the Master Plan. The Master Plan minimizes disturbance to unique habitats and areas of ecological significance, including the riparian habitats, existing mature tree vegetation, wetlands, wildlife migration corridors and nesting areas along Jimmy Camp Creek. The natural drainage corridors and topography of the land are taken into account for locating significant open spaces, viewsheds, and prominent pedestrian and bicycle connections.

The Master Plan also promotes environmental protection by preserving and enhancing the Jimmy Camp Creek Corridor and other natural topographical features of the site. The Master Plan prohibits development within the 100-Year Flood Plain of the Jimmy Camp Creek Corridor and integrates the flood plain areas into the City's Parks, Recreation and Trails Master Plan.

The Master Plan generally maintains historic storm water runoff rates and ensures that the development does not increase downstream runoff volumes. A portion of an existing Fountain Mutual Irrigation Company (FMIC) canal is located within the Master Plan. This canal may be relocated or enclosed on portions of the PUD and will be coordinated in accordance with FMIC standards.

Streamside Overlay zone designation will be assigned to land adjacent to Jimmy Camp Creek, as appropriate.

4. The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural areas.

Response:

The Master Plan provides land uses that are an appropriate type, density, and location based on findings of the different reports and analysis conducted, including the Geological Hazard Report included with this application. Mitigation techniques will be provided for the constraints identified within the site.

F. Fiscal:

1. A fiscal impact analysis and existing infrastructure capacity and service levels are used as a basis for determining impacts attributable to the master plan. City costs related to infrastructure and service levels shall be determined for a ten (10) year time horizon for only the appropriate municipal funds.

Response: The Fiscal Impact Analysis (FIA) will be produced by the City Budget Office after the Master Plan Application is made. The Amara Development Team is confidant that the FIA will demonstrate a positive economic impact for the City of Colorado Springs.

2. The fiscal impact analysis demonstrates no adverse impact upon the general community and the phasing of the master plan is consistent with the adopted strategic network of long range plans that identify the infrastructure and service needs for public works, parks, police, and fire services.

Response: The Fiscal Impact Analysis (FIA) will be produced by the City Budget Office after the Master Plan Application is made. The Amara Development Team is confidant that the FIA will demonstrate a positive economic impact for the City of Colorado Springs.

3. The cost of on site and off site master plan impacts on public facilities and services is not borne by the general community. In those situations where the master plan impacts are shown to exceed the capacity of existing public facilities and services, the applicant will demonstrate a means of increasing the capacity of the public facilities and services proportionate to the impact generated by the proposed master plan. Mitigation of on site and off site costs may include, but is not limited to, planned expansions to the facilities, amendments to the master plan and/or special agreements related to construction and/or maintenance of infrastructure upgrades and/or service expansions. Any special agreements for mitigation of on site and off

site impacts for public improvements, services and maintenance are shown to be workable and supported by financial assurances. Preexisting and/or anticipated capacity problems not attributable to the master plan shall be identified as part of the master plan review.

Response:

This Master Plan strives to provide the residents of Colorado Springs with adequate and cost-effective public facilities and community services. Public safety services including fire and police protection will be able to be provided to the community. The Master Plan request for approval anticipates metropolitan district formation to assist in the financing of public improvements within the project. Additionally, the districts will be formed to allow for the operation and maintenance of facilities that may not be transferred to other jurisdictional entities.

The feasibility of the Master Plan can be justified through a number of critical elements that have been studied and analyzed to understand the probability of success for the community. The first is the Market Opportunity Analysis created by John Burns Real Estate Consulting. This Analysis collected and analyzed information relevant to actively selling new-home projects and resale transactions in the competitive market area defined as the Colorado Springs metropolitan statistical area (MSA). The report compiled and analyzed macro-economic, housing market, and demographic data and trends in the MSA. The results from the analysis showed that the feasibility of the Master Plan relies on a number of recommendations, primarily having to do with providing the right mix of housing product, density and attainable price points for a variety of buyers who are wanting to live in a master planned community.

Connectivity in multiple facets throughout the community will also be an important factor of feasibility. The Master Plan provides pedestrian connectivity to residents through the creation of public parks, open space and recreational amenities that promote social interaction. Important north-south transportation corridors that connect with existing regional grid of streets and roads are also planned to be constructed to allow for easy access to and from places of work, local and regional commerce, as well as community and regional amenities.

4. Special agreements for public improvements and maintenance are shown to be workable and are based on proportional need generated by the master plan.

Response: The Amara Development Team is working closely with the City to ensure that any special agreements for public improvements and maintenance will be workable and effective.

5. Any proposed special districts are consistent with policies established by the City Council.

Response: The Amara Development Team will work closely with the City on the proposed special districts, including Metropolitan Districts to ensure that they will be consistent with policies established by the City Council.