LA PLATA COMMUNITIES
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June 27, 2022

City of Colorado Springs
30 South Nevada Avenue, Suite 701
Colorado Springs, CO 80903

Attention: Catherine (Katie) Carleo, AICP, Planning Manager:

RE: Amara (Annexation, Mater Plan and Zoning) – Citizen Comment Responses
File: CPC A 21-00197 – CPC A 21-00207, CPC MP 21-00208, CPC ZC 21-00209

SUPPLEMENTAL LETTER RESPONSES:

Citizen Comment Letter – Norwood Development Group

- **Response: The Applicant acknowledges the information included in the enclosed comment letter. A copy of the Master Utility and Public Facility Plan will be provided when it is available. The Hydraulic Analysis Report has now been finalized by CSU. The Wastewater Facilities Master Report will be provided to the City per the City's request. The Traffic Impact Study is continuing to be reviewed by the City and comments the City has issued will be addressed. The Applicant is working with the City regarding the details of the FIA as well as Emergency Response Services.**

Citizen Comment Letter – Corrie Smith

- **Response: The Applicant acknowledges and appreciates the information included in the enclosed comment letter. Please see below specific responses for items listed in the letter from La Plata. Please note that further responses may also come from the City of Colorado Springs as well.**

1. *My first concern is Meridian Rd will now be connecting to Peaceful Valley Rd will significantly increase the amount of traffic and Peaceful Valley is in poor condition to begin with.*

- **La Plata Response: We agree that Peaceful Valley Rd should remain rural and in El Paso County. It's not our intention to connect to this road from Meridian. In the future, there may be a need for an emergency access to Meridian from Peaceful Valley as potentially required by CSFD.**

2. *Another concern is the dynamic of people that will access our community. There has been an increase in break-ins to barns and shop lately from people outside of our community,*

and our fear is this will increase. With the lack of sidewalks in our subdivision, we are concerned with the amount of nonlocal foot traffic that could decrease the safety our of neighborhood and increase the risk of damages to properties and local livestock.

- **La Plata Response: We understand this concern. We unfortunately have no control over the adverse effects of urban growth. However, with this growth comes an increase in the availability of public safety services that will benefit the surrounding neighborhoods.**

3. My next concern is the plan to put Meridian Rd adjacent to my property line. At this point, who is going to pay to have fences, gates and utilities moved/relocated? Can you provide something in writing that my property will be surveyed to ensure The City isn't encroaching on my property more than necessary? I would also like The City to provide something in writing prior to development that any property damages due to construction will be the responsibility of the developer (or responsible party).

- **La Plata Response: Currently a 60' dedicated El Paso County Right of Way for the extension of Meridian Rd staddles the section line between the Peaceful Valley properties and the Amara property. It is anticipated that the extension of the Meridian Rd ROW would follow the section line as the center line of the road from its start at Bradley Rd to the north. Once the road passes through state land from the north and enters into Amara, the Meridian ROW must avoid the Williams Creek Floodplain (to be mapped in the future). As Meridian moves further south into Amara, it bends to the east breaking away from the section line as its center line. The entire ROW of Meridian will be within the Amara community and away from the adjacent properties in Peaceful Valley. The final alignment of the Meridian ROW will be determined at the time of the Concept Plan and Zoning for this phase of the development. At that time, Williams Creek will be required to have more accurate mapping of its floodplain. If there is an opportunity to pull the Meridian ROW away from the Ms. Smith's property while avoiding the Williams Creek floodplain, we will look at doing so in order to limit the disturbance to her and her husband's property.**

4. My next concern is when the cul-de-sac is cut into a through road, who is responsible for fixing the asphalt as it comes into my driveway? How will this construction affect the equestrian easements that currently exist in this neighborhood?

- **La Plata Response: Peacefully Valley Rd is not intended to connect with the extension of Meridian Rd and is not anticipated or intended to affect the equestrian easements in the neighborhood. In the future, there may be a need for an emergency access to Meridian from Peaceful Valley as potentially required by CSFD.**

5. Will the annexation change our status of being in the county?

- **La Plata Response: No. The annexation of the Amara Master Plan will not change your status of being in El Paso County.**

6. I also would like to know how much of an impact this amount of construction is going to have on my property and our lifestyle?

- **La Plata Response: In terms of timing, development of the community near Peaceful Valley is anticipated to occur in Phase 4 and Phase 5 of the project. These Phases are**

anticipated to occur 10 - 15 years from the start of the development. Any construction activity for this development is not anticipated to affect any offsite properties. Therefore, no impact to your property should take place. Construction traffic will be limited to roads internal to Amara and primary offsite roads and is not intended to use Peaceful Valley Rd to access the development areas. Mitigation techniques during construction will be used to limit offsite disturbance such maintaining normal work hours and watering exposed areas to reduce the amount of dust.

7. Are there any public hearings scheduled where the community can provide comments?

- **La Plata Response: It is anticipated that the Amara Master Plan will go in front of The City of Colorado Springs Planning Commission sometime in July 2022. The first and second readings of the Master Plan to City Council are anticipated in August and September 2022 respectively. Postcards with notification of these hearings will be sent to adjacent homeowners of the Annexation and Master Plan boundary two weeks prior to the hearings after they have been scheduled.**

El Paso County Development Services

- **Response: The Applicant acknowledges the information included in the enclosed comment letter. The City of Colorado Springs has provided a response to these comments for review by El Paso County Development Services.**

Colorado Springs Airport Advisory Commission

- **Response: The Applicant acknowledges and appreciates the information included in the enclosed comment letter.**

Colorado Geological Survey

- **Response: The Applicant acknowledges and appreciates the information included in the enclosed comment letter.**

Fountain Fort Carson School District 8

- **Response:**

Since the submittal of the Fountain Fort Carson School District 8 (District) comment letter to the City of Colorado Springs in response to the first submittal of the Amara Master Plan, further discussions have taken place that have revised the plan in order to meet the needs of the District. It has since been determined through preliminary layouts of both school sites, located at the northeast corner of Amara Parkway and Norris Parkway, that only 35 acres would be needed between School 1 (15 acres) and School 2 (20 acres) rather than the 40 acres that was requested in the District letter. Schools 3, 4 and 5 have been strategically located to best service the District while being centrally located within different parts of the community. The goal is to position schools near major transportation routes as well as community trail systems to allow for easy and safe vehicular and pedestrian (walking and biking) access from adjacent neighborhoods.

As for the relationship with Colorado Springs Police Department, in conjunction with the City of Colorado Springs, we hope to facilitate further discussions between the District and CSPD to help in this matter and establish a long-term relationship that is beneficial for both the District and the Amara community.

In terms of providing a enough first responder stations, we have had multiple discussions with Colorado Springs Fire Department to satisfy their needs and to make sure this community is sufficiently covered with adequate response times. The Master Plan has a three-acre permanent site identified as a fire station located in the eastern portion of the plan. Before that permanent facility is built, a temporary location of a fire station will be located in one of the following planning areas: PA-1, PA-2 or PA-3. The final location will be determined at the time of the development plan for this area with input from CSFD. It is also anticipated that a five-acre permanent site will be located south of Squirrel Creek Rd in the Kane property which is intended to be a future extension of the Amara community. Input on that final location will be provided by CSFD at the time of the Kane Master Plan submittal.

In response to the aggressive development schedule, the timing of the development will be determined by how well the market responds to this new community. With the mixture of different housing product being offered at more attainable price points, the assumption is that homes in Amara Phase 1 could sell quickly. That said, we anticipate that Phase 1 which has two elementary school sites and one middle school site will take six to eight years to complete once construction starts in late 2022/early 2023. This should allow sufficient time for the District to secure funds for the construction of the first elementary school during that home buildout.

La Plata Communities is continuing to have ongoing communication with the Fountain Fort Carson School District 8 to ensure that their needs for the number of schools, timing of the delivery of the land and their appropriate locations are met within the Amara Master Plan. La Plata Communities is committed to establishing a long-term relationship with District 8 that is beneficial for both the District and the Amara community long into the future.

Fountain Sanitation District

- **Response: Sanitary service will be provided by CSU under an agreement with Fountain Sanitation District.**