NORWOOD

January 10, 2022

Ms. Katie Carleo
Land Use Review Division
30 S. Nevada Avenue, Suite 701
Colorado Springs, CO 80901-1575

RE: Amara Annexations

Dear Ms. Carleo,

We received notice as a nearby property owner of the Amara Addition No. 1-11 annexation plats, Master Plan, and establishment of the A Zone District and have reviewed the materials provided through the LRDS portal. We have questions about the proposed annexation and request additional information be provided for further review. Below is a list of questions for consideration by the City as it completes the initial review of the applications:

1. There did not appear that a Master Utility and Public Facility Plan was submitted with the application. Please provide a copy when it is available. It would also be helpful to understand phasing and accompanying infrastructure necessary to support the initial phase of development.
2. Please provide the Hydraulic Grade Line report for review once CSU has completed their work.
3. The Wastewater Facilities Master Report was not available in the LRDS portal. Please provide a copy for review.
4. Several questions arose after review of the Traffic Impact Study, most notably:
    a. The Traffic Impact Study illustrates a phasing plan on page 38 which appears to be different from the Master Plan document submitted for Amara. Please clarify that the land use and assumptions within the traffic report are consistent with the master plan.
    b. On page 21 of the Traffic Impact Study, it assumes that Powers Boulevard will be constructed from Mesa Ridge Parkway to south I-25 by 2045. Is there a mechanism or funding in place to complete this connection in 23 years? Does the traffic impact to the surrounding roads change if Powers Boulevard is not connected by 2045?
5. Figure A (Traffic Lane Mile Calculation) in the Fiscal Impact Analysis (FIA) does not include the 1.5-mile annexation of Bradley Road. Assuming that the City will now need to maintain this portion of Bradley Road, it should be included in the table. Also, will the 1-mile gap along Meridian Road between the northeastern 333-acre parcel (PA-29 and 30) and the main property to the south be the responsibility of El Paso County or the City of Colorado Springs? If it is to be the responsibility of the City, it should also be included in the analysis.
6. Please provide a copy of the Budget Office's review of the FIA and associated analysis of the revenue and costs to the City. Also, the FIA provided estimates showing an average of 77,000 square feet of commercial land use developing annually (approximately 770,000 square feet by 2033). The trip

generation table in the traffic report (Table 3-1) indicates only 81,774 square feet will be constructed by 2033 in phase 1. A more accurate approach would be to match land use absorption to the anticipated phasing.

7. How will acceptable emergency response times be achieved to phase 1 of the Amara development? The public safety site shown on the master plan appears to be within phase 3 (2045) according to Traffic Impact Study.

Thank you for the opportunity to provide comments as part of the development review process. We would like to better understand the proposed plan in regard to utility infrastructure, mobility / transportation, fiscal and economic impact - as there are both direct and indirect impacts to neighboring efforts and a host of public agencies/departments providing critical services necessary to keep our City moving forward. Please send the requested information and provide updates as they become available.

Respectfully,
Norwood Development Group

Timothy W. Seibert
Senior Vice President

Cc: Doug Quimby, LaPlata Communities

Carleo, Katie

From: Corrie Smith <corrie.s@mvea.coop>
Sent: Tuesday, January 25, 2022 8:05 AM
To: Carleo, Katie
Subject: Amara Project

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Katie,
My apologies for the late notice but I wanted to reach out on this project we spoke about. My husband and I have some concerns about the road extensions and the installation of the new road.
My first concern is Meridian Rd will now be connecting to Peacefully Valley Rd will significantly increase the amount of traffic and Peaceful Valley is in poor condition to begin with. 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 non-local foot traffic that could decrease the safety our of neighborhood and increase the risk of damages to properties and local livestock.

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).

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? I want to make certain it isn't left with scarp material or cuts of asphalt.

How will this construction affect the equestrian easements that currently exist in this neighborhood?

Will the annexation change our status of being in the county? We do not want to be considered within Colorado Springs city limits.

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? We chose to move our family to a larger parcel for some privacy and peace and quiet, this will now all be taken away by this construction.

Finally, are there any public hearings scheduled where the community can provide comments? I would like to see a comprehensive list of what information is available to me as a local property owner directly related to this issue.

Thank you for you time.

Corrie Smith
719-322-7521
cmsmith1119@yahoo.com

Carleo, Katie

From: Carleo, Katie
Sent: Wednesday, December 29, 2021 9:15 AM
To: Peaceful Valley Lake Estates HOA
Subject: RE: Annexation Question

Hello William – thank you for contact me. I am happy to assist as much as I can.
To best view the applications I would use the master plan file number listed on the poster (CPC MP 21-00208) and enter it on the link below in my signature to view the applications. With this you will be able to see the master plan and all areas planned to be included. Since I am not as familiar with your area you can reference it on this map; however, in general this application will not affect any of the mentioned HOA. The only property in question is that owned by the applicant. This is not a City initiated annexation but requested by the property owner.

I hope this helps clarify. Please let me know if you have any other questions.
Thank you
Katie

Katie Carleo (she/her), **AICP**
LUR Planning Manager
Desk: (719) 385-5060
Direct: (719) 517-9619
Email: katie.carleo@coloradosprings.gov

Land Use Review Division
City of Colorado Springs
30 South Nevada Avenue, Suite 701
Colorado Springs, CO 80903

Links: Planning & Community Development Home | Look At Applications Online (LDRS)
Pre-Application Meeting Request | Applications and Checklists

Please consider the environment before printing this e-mail.

In an effort to keep our employees, family and citizens safe we ask all individuals visiting the Planning and Community Development Department refer to safety precautions and mask wearing as supported by the CDC.

From: Peaceful Valley Lake Estates HOA <pvlehoa@gmail.com>
Sent: Wednesday, December 29, 2021 8:41 AM
To: Carleo, Katie <Katie.Carleo@coloradosprings.gov>
Subject: Annexation Question

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

A member of my HOA saw this sign posted: Amara Addition No. 1-11
Can you provide the website where I can review information?
Does this directly or indirectly impact my local area located south of the Lorson Ranch development and to the east of Markscheffel Road?
Thank you for your assistance in this matter...

William Feller
PVLEHOA Board of Directors

---------- Forwarded message ---------
From: <7192378459@vzwpix.com>

Date: Tue, Dec 28, 2021, 18:12
Subject:
To: <pvlehoa@gmail.com>

Carleo, Katie

From: Evan Gets <getsevan@yahoo.com>
Sent: Tuesday, November 22, 2022 7:05 AM
To: Carleo, Katie
Subject: Annexation abomination

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Good morning Katie, I" am writing to you in regards to the Amara annexation.
Water supply is becoming increasingly precious.
Foutain would put under additional strain. The town is already almost in grid lock during busy times of the day.
If the annexation is approved I would be interested in seeing strict corporate limits to prevent additional housing from becoming rentals.
I do not feel like this is an appropriate time for expansion.
These resources should be invested into Colorado Springs eroding infrastructure. Colorado Springs is feeling like more and more like LA.
I do feel like anyone who supports this annexation is sick with greed.
Colorado Springs does not have unlimited resources and should remain a highly desirable place to live.
Sincerely
Evan Campanalie.

Carleo, Katie

From: Charla Hudspeth
Sent: Wednesday, October 26, 2022 4:20 PM
To: Carleo, Katie
Subject: Response for Amara Development

Hi Katie,
Here is a comment we received from our GOCOS.

I would like to speak in favor of the proposed Amara development. While listening to the comments at last evenings meeting it is easy to see how people have a “no growth” mind set. However, the fact is Colorado Springs will continue to grow. How that growth is managed is important. From my understanding the proposal for the Amara development has made it through several stages for consideration by City Council. Under current guidelines it meets all current requirements for water consumption and land use codes. At issue for consideration is a new proposal for water management. It would be unfair for City Council, at this stage, to apply new rules to the Amara development. If Council wants to adapt more stringent water use rules those requirements should be applied to any future projects, not any currently under consideration, including Amara. Water is a very important issue. The homes that would be built would be much more water efficient than many older homes in the community. Please consider the need for housing, especially in the southern part of the City. This project would be a much needed benefit to our military families and those who support them. This development would be a great addition to the communities that make up the Springs and will help the area continue to be a very special place to live and raise a family.

Her contact information; Q dp h=Fdurdn Vrqguxs
Hp dlo=vfrrwhu0srrnlhC krwp dlbfrp

Best Regards,

Charla Hudspeth (she/her/hers)
Planning Technician II
Development Review Enterprise
City of Colorado Springs
Office: (719) 385-2235
Email: charla.hudspeth@coloradosprings.gov

Links: Planning & Community Development Home - Look at Applications Online (LDRS) - Pre-Application Meeting Request

Please consider the environment before printing this e-mail.

City of Fountain
Office of the Mayor
116 South Main Street
Fountain, CO 80817
Voice (719) 322-2020

October 20, 2022

City of Colorado Springs
Mayor and City Council

Re: Amara Annexation to Colorado Springs

Dear Mayor Suthers and Honorable City Councilmembers,

On behalf of the Fountain City Council, I am submitting this letter relative to the Amara development and its potential future annexation to Colorado Springs. I and other Councilmembers have had several casual, one-on-one discussions with members of the Colorado Springs City Council on this matter in the past, but with your current annexation timeline, we felt that it was important to formally submit a letter highlighting our concerns.

Most importantly, we greatly appreciate the relationship that our two communities have and the ongoing discussions between our respective City staffs on potential partnerships that would help our community address our long-term water needs. It's important to stress that we value our relationship and hope to continue working collaboratively on any number of issues that our communities may have.

Additionally, nothing in this letter should be construed as us not wanting the development to occur. From its inception we have been very supportive of the development and needed housing that it would bring to our region, but we also understand the impacts of those developments and the need for us to coordinate on addressing issues that impact both of our communities.

The following represents 1.) What we believe will be major impacts on both the City of Fountain and the future residents of Colorado Springs in this annexed area that need to be mitigated, and 2.) Significant inaccuracies in the proposed Annexation Agreement with Amara relative to Fountain statements, commitments, or agreements:

Public Safety

Police Services

The Fountain and Colorado Springs Police Departments have always had a very positive relationship, which has been evident in our support of CSPD for a number of large mutual aid events. For example, FPD provided over 20 officers/day, over multiple days, for the Waldo Fire as well as during the 2021 protests. Additionally, the FPD provides assistance to the El Paso County Sheriff's Office on a near daily basis in the Widefield/Security area due to a Deputy shortage in the County.

While Deputy Chief Mary Rosenoff recently indicated in your October 10th worksession that no new Police stations were planned, there will be a heavy need for police services with the large number of homes being proposed in Amara; the current staffing levels of the Colorado Springs Police Department; and the closest CSPD substation being 11 miles away. Furthermore, these same impacts will necessitate Fountain Police resources to respond to in-progress calls. Our staff met with the previous Colorado Springs Chief, Vince Niski, who stated he expected response times in excess of 20 minutes for this future annexation area. During in-progress assault, domestic violence, and other calls for service, the Fountain PD's close proximity will mean that it will have the only available units in any emergency until such time as a CSPD substation is built and staffed, which realistically may be many years after Colorado Springs residents reside in Amara.

Fire & EMS Services

In 2021 and YTD 2022 the Fountain Fire Ambulance service has responded to Colorado Springs over 300 times.

The Fountain Fire Department currently assists Colorado Springs residents and AMR on any request for assistance through a Mutual Aid agreement as well as ambulance service through the regional ESA agreement. Using the City of Fountain Ambulance Service as an example; in 2021 Fountain Ambulances responded to 134 calls for service in Colorado Springs and YTD in 2022 Fountain ambulances have responded to 195 ambulance calls in the City of Colorado Springs. The City of Fountain ambulances are staffed by certified Fountain Fire Paramedics and EMTs. On the flip side, Colorado Springs FD responded to 0 ambulance calls to Fountain during that same time period.

To date, the Fountain Fire Department has received **ZERO** compensation from AMR for these trips and the Fountain FD average bill to the user is $1309. If Fountain Fire is currently called this frequently into the City of Colorado Springs it is reasonable to assume that the call volume for fire and ambulance services to the Amara annexation will increase by an enormous amount, with no means to help offset the costs of these services to Fountain taxpayers.

Our staff held 2 very positive and upbeat meetings with Chief Royal and his staff of the CSFD and we appreciated his understanding and willingness to work with Fountain to address the challenges of the Amara project. However, to date we have not received any resolution, other than to work with AMR, on these concerns.

Transportation

In 2022, The City of Fountain completed a Fountain Master Transportation Plan. This plan was researched and completed by Wilson Companies, which is involved with projects in Fountain, El Paso County and Colorado Springs. The plan included information on the entire Fountain Valley transportation network as all projects will have an impact on the entire area, this included an estimated 25-30,000 expected new homes in Fountain, Security, Widefield with 70% of those homes in the possible Colorado Springs annexations east of Link road. The recommendation from all involved Traffic Engineers was that a Fountain Valley Region impact fee to fund over 1 billion dollars of Fountain region projects was necessary to have any impact on future traffic issues. When discussed with El Paso County they were open to working on a regional fee/solution but when discussed with Colorado Spring the reply was the Colorado Springs Administration was not interested in this concept and were not in support. The City of Fountain has stated in several meetings that we are open to any other ideas, concepts, etc., but Colorado Springs Public Works and Traffic Engineer have not proposed an alternative solution to date.

As the Master Transportation Plan summarized, the addition of the new developments will eventually lead to a situation where 74% of traffic on Fountain roads will be from drivers that do not reside in Fountain and over 90% of the above-mentioned roads that connect and adjoin the Amara project will be from residents outside the City of Fountain. The driving force is that the Amara annexations will be forced to travel through the City of Fountain to reach I-25 to the west. The majority of Fountain streets consist of old two-lane County roads with no ability to widen east-west corridors as they are bordered by homes and neighborhoods. The Region has no other byways to utilize to travel north and planned major thoroughfares of Marksheffel and future Meridian are not planned as byways.

As it currently stands, all of the Amara internal roadways will exit onto a City of Fountain Road (Link, Marksheffel, Squirrel Creek). With a buildout in Amara of 10,000+ homes and associated multi-family housing, commercial, and other related land uses, Fountain will be burdened with future gridlock and a huge negative impact on the quality of life for every Fountain, Fountain Valley and Colorado Springs resident in this region, with no way to address the impacts.

An example: language in the annexation agreement makes commitments regarding improvements to City of Fountain roads following completion of 5,900 homes or completion of phase 4 which is predicted in 2039, with zero City of Fountain input.

In regards to the Applicant's response to the "Master Plan Review Criteria" there is no mention of traffic impacts to roadways outside the City of Colorado Springs jurisdiction and some statements are factually inaccurate– more specifically:

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.

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.

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.

Utilities

Electric Services

There is an impact on Electric Services, but one that can be addressed relatively easily, with collaboration. Our Electric Department has evaluated the potential annexation and determined that it will need a 70' wide transmission easement on the west side of the SDS corridor of this development. This easement is necessary for future planned growth in the area, as well as to accommodate a planned substation in accordance with our strategic plan. This transmission line would run parallel to existing transmission lines on the east side of this development.

Inaccurate Statements in Annexation Agreement

Finally, in reviewing the proposed Annexation Agreement between the City of Colorado Springs and Amara, there are several inaccurate and confusing statements that either refer directly to Fountain commitments or imply that there is some sort of agreement or commitment. Our City Attorney is reaching out directly to your City Attorney on the specifics, but at a high level these inaccuracies include:

- References to an existing Annexation Agreement between the City of Fountain and Almagre (a development adjacent to Amara) that has actually expired;
- References stating that Fountain has agreed to transfer ROW that are currently within the City of Fountain over to Colorado Springs;
- References to reimbursement to Amara from cost-sharing agreements within the City of Fountain that don't actually exist;
- Commitments to road construction specifications that have been discussed, but no formal agreement made;
- References to Colorado Springs accepting infrastructure improvements that are actually within the boundaries of Fountain;
- Explicit and Implicit statements that Fountain has had discussions and come to agreement on cost-sharing, phasing of improvements, and other specifications related to intersections that are within Fountain, when we have not;
- Financial contributions to improvements that have not been agreed to; and
- A lack of involvement with Fountain to review and approve the design engineering and construction of improvements within Fountain.

Conclusion

In late June and again in early October our City Manager and staff met with the Mayor's Chief of Staff and some of his staff to discuss potential solutions to the general concerns expressed above. During those conversations and in a follow-up e-mail our concerns were expressed and we felt that they were

acknowledged, and a commitment made that Colorado Springs would work with Fountain to try and mitigate those concerns. While there have been positive commitments made, we understand that there remains a lot of work to iron out any details. In the meantime, we have a responsibility to communicate our concerns to Colorado Springs' City Council and Planning Commission members to ensure we are keeping the communication lines open.

While to date there have been no finalized, actionable solutions to these areas of concern, we would ask for your support in addressing the negative impacts that will affect the quality of life for both Fountain and future Colorado Springs residents. Rather than being seen as roadblocks to this quality development, we know each of these impacts can be collaboratively addressed for both of our communities with your support.

As indicated at the beginning of this letter, we greatly value our relationship – it's been a longstanding and positive one. While this situation is unique, it's nothing that cannot be resolved with our two communities working together. Please know that while we have a Charter responsibility to our community and our residents, we also want the best for the City of Colorado Springs and look forward to working together to mitigate the impacts highlighted above.

Sincerely,

Sharon Thompson

Sharon Thompson
Mayor