

We understand an application for Rezoning and an associated Sketch Plan for a project called "The Ranch" is open for inputs (ref: SKP186). We also understand some review agencies were asked for inputs by January 21st. Though we were not among the included addressees, we offer the following concerns and suggestions on behalf of the members of the Elkhorn Estates Homeowners Association which borders the proposed development on the East. Here is a list of our most pressing concerns, along with our constructive recommendations to mitigate them.

- Density and lack of transition between urban and rural property lines; Incompatible with the Falcon/Peyton Small Area Plan¹. We are extremely concerned about the proposed density of homes, especially on the Eastern boundary of the development. The overall density is inconsistent with the designation of the area as "Rural Residential" (ref: small area plan table 4-3 [detailed] and figure 4-4), the design does not comply with Policy 4.5.1.3 (requires "internalization" of higher densities), and the stark delineation of 3-5 dwelling units per acre bordering our five acre properties does not provide the transition required by Policy 4.5.1.1. *We recommend the applicant reduce the overall density, and we strongly recommend the applicant modify the proposal to reflect 2.5 acre properties everywhere the proposal abuts existing 5 acre properties.*
- Traffic. Among our traffic related concerns are service level reductions at the key intersections of Stapleton/Towner and Woodmen Hills/Towner; the impact of increased traffic on Woodmen Hills and on Towner in terms of safety, noise, and increased wear/tear; and the offsite impact on service levels on one-lane roads in both directions between Falcon and Colorado Springs. Additionally, we worry about the noise and road degradation caused by construction vehicles during build-out. *We recommend the applicant and/or County put in place processes to measure road degradation and make associated repairs, and strictly limit construction vehicle activity to avoid key intersections at peak traffic and school hours.*
- Noise and Loss of Rural Lifestyle. We enjoy a quiet, rural lifestyle. The development as proposed will severely degrade that by creating noise from traffic, activities (e.g., outdoor concerts), and residents and their pets. And we cannot ignore the noise the construction will cause (especially backup warning beepers in early AM hours). *We recommend the applicant install sound barriers around the concert venue, reduce the density (especially along the borders as mentioned above), and strictly limit construction vehicle transit and operation to avoid peak traffic and school hours.*
- Safety and Elementary School Location. Increased traffic at the Woodmen Hills/Towner intersection will present a safety issue for the proposed elementary school. *We recommend moving the school site to the center or west side of the proposed development.*
- Drainage/Erosion/Run-off. The property is marked by numerous riparian drainage tracts. We are concerned that the proposed development will reroute the natural runoff, and that the increased impervious surface and site prep will cause increased runoff across our properties, even with detention pond management. *We recommend decreasing the density of the proposal and conducting extensive modeling of where runoff will go (and mitigating as appropriate).*

¹ http://adm2.elpasoco.com/planning/falcon_peyton_masterplan/index.htm

- Water. Our residents are worried about the impact to the wells on which we all rely for our water. This is not just an issue of water rights; drawing the water necessary for 2,100 homes and the associated infrastructure will negatively impact the availability of water in down-range aquifer wells. *We recommend* the applicant decrease the density of the development and increase the proposed Metropolitan District's use of renewable sources.

In summary, our residents are concerned about the impact of the proposed development on our way of life, our property values, and our infrastructure. The applicant can ease our concerns by reducing the overall density of the proposal; planning for 2.5 acre lots wherever the development borders 5 acre properties; and taking measures to minimize the impact of water use, drainage and traffic impacts and effect repairs as appropriate.

Regards,



Kevin Curry
Elkhorn Estates Homeowners Association
Board of Directors, Vice President