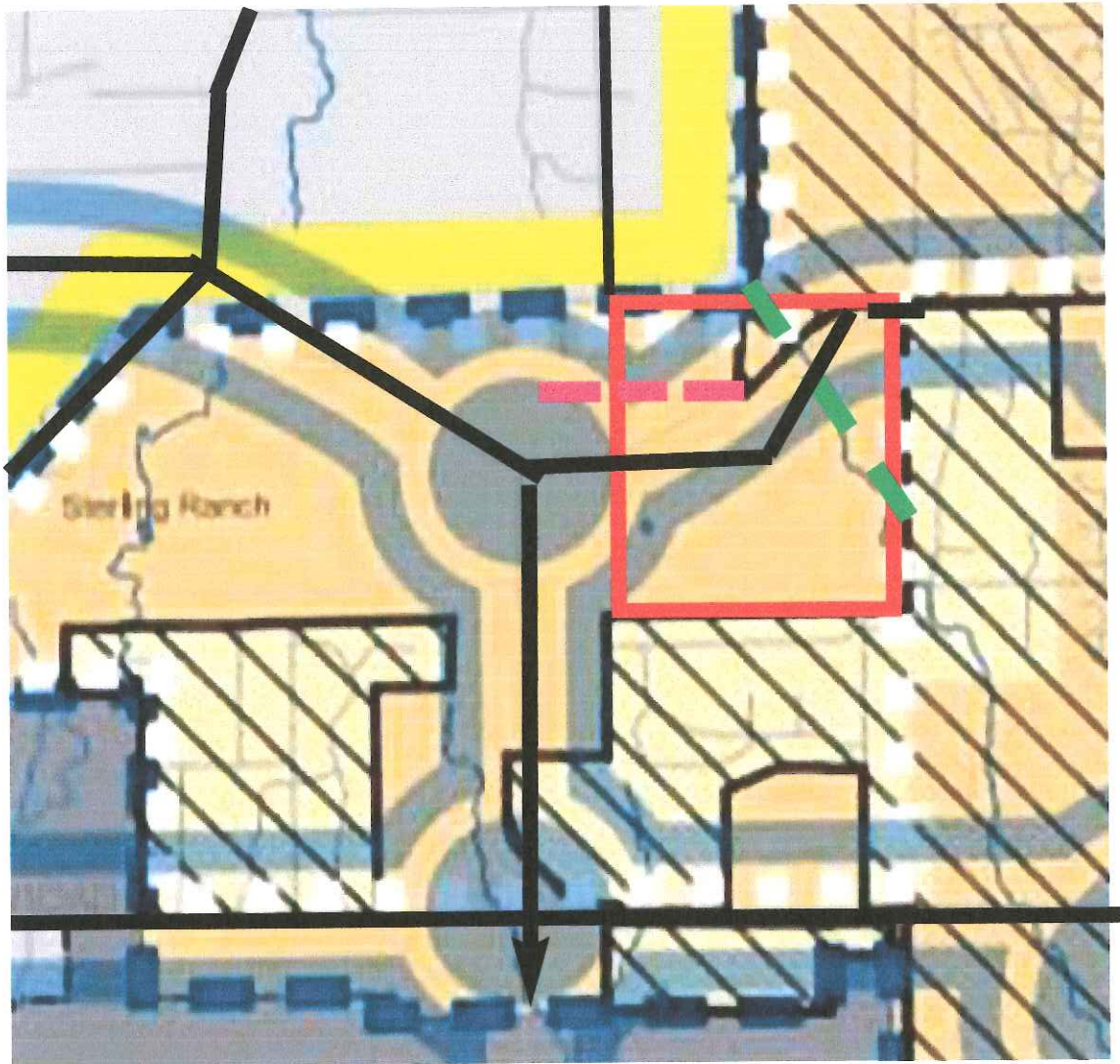
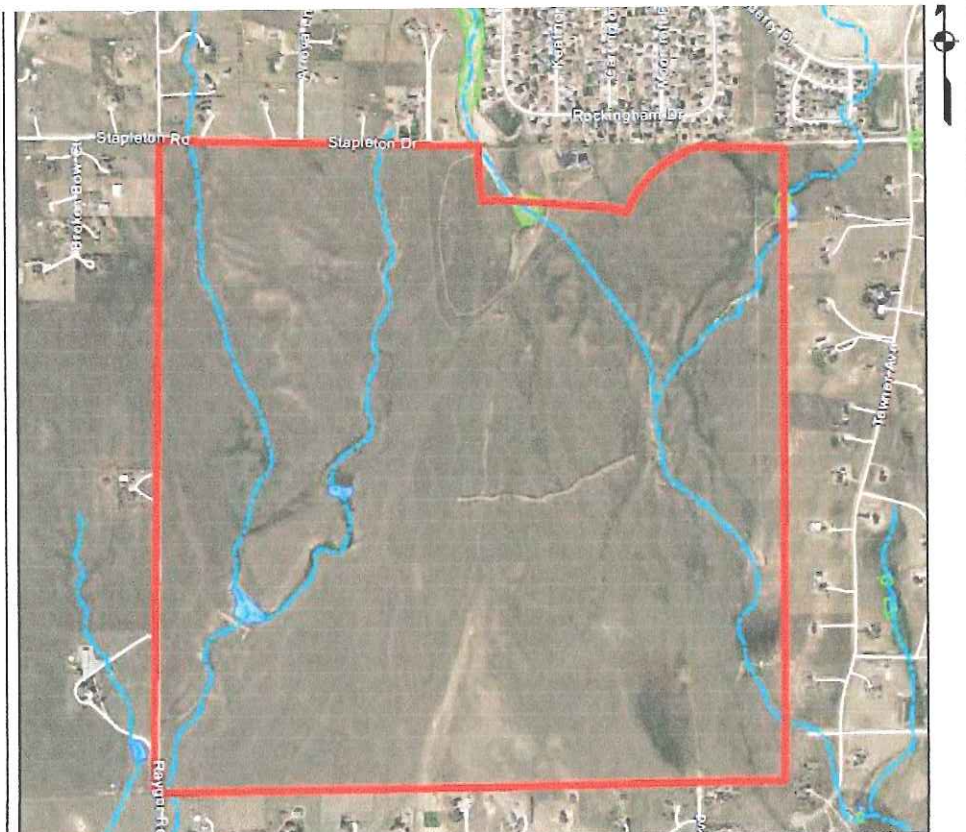


Comments on "THE RANCH" from Judy von Ahlefeldt per the plan revision after Meeting 1 presented in March, 2019.

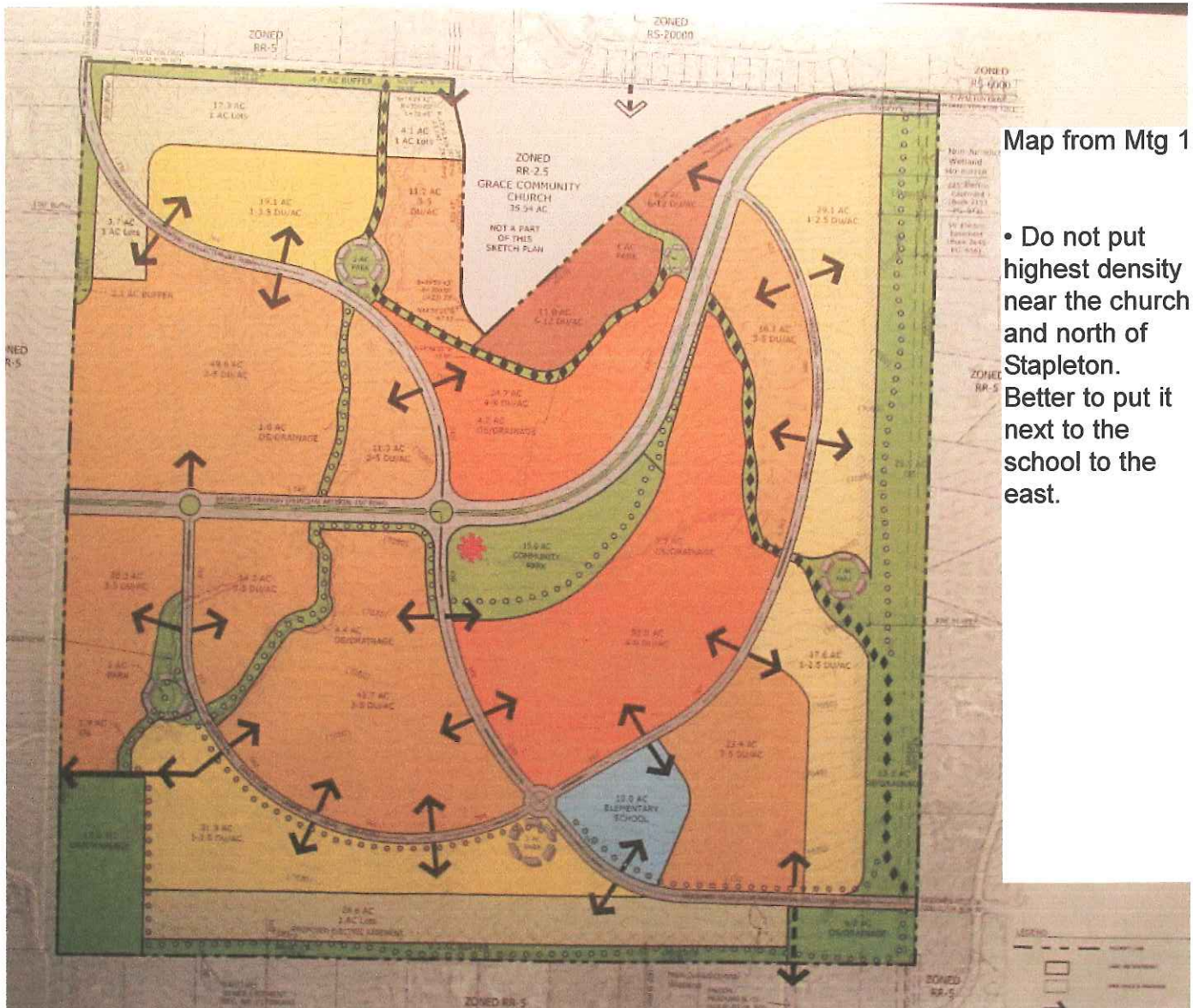
- Please note that over 3/4 of this project is in Subarea 10 of the *Black Forest Preservation Plan*.
- Stapleton and ^Banning Lewis Parkway should ^{be} be put in at least as two-lane roads before this subdivision is allowed to be built. Using existing local roads for construction and deferring building access to Vollmer and Woodmen is not acceptable and is damaging to existing neighborhoods.
- Note that the intent of interaction among the BF Pres Plan and the major E-W Corridor (Stapleton) is to allow Stapleton to essentially act as the boundary for urban development expected from the south, and to allow campus-like and commercial uses for 1/4 mile immediately north of the this corridor and then begin a rapid transition to 5 ac tracts at the trees, Where existing 5 acre uses are in the prairie, a generous open space buffer is recommended - more on the order of 300', not 50 or 100'- about the width of the Excel power line ROW.
- See the definitions of large lot and small lot clustering and expectations for open space, and PUD options on pages 56-65 of the *Black Forest Preservation Plan*.
- Subarea 10 of the BF PP calls for a emphasis of **TRANSITION** from urban to 5 ac tracts and respect of buffering (which needs to be on the project) of existing RR-5 zoned rural residential areas, while Subarea 9 calls for a "**BALANCED MIX**" of urban density uses. We are not seeing balanced mixes in current large-scale monolithic urban developments.
- Neither the Falcon or BF Pres Plan envisioned rural residential uses greater than RR-5 unless clustering was used as a tradeoff for more open space.
- Placement of urban density along major corridors was expected.
- Wall -to wall rooftops were not intended.
- The 1974 BFPP envisioned urban nodes with large lot and agricultural uses separating them (for example along Woodmen Road).



Falcon -peyton
 Plan composite Map
 from Chapter 4 with
 present planned BG/S
 Overlay and Banning
 Lewis Parkway.
 Green dotted line is
 edge of BF Plan along
 Sand Creek tributary

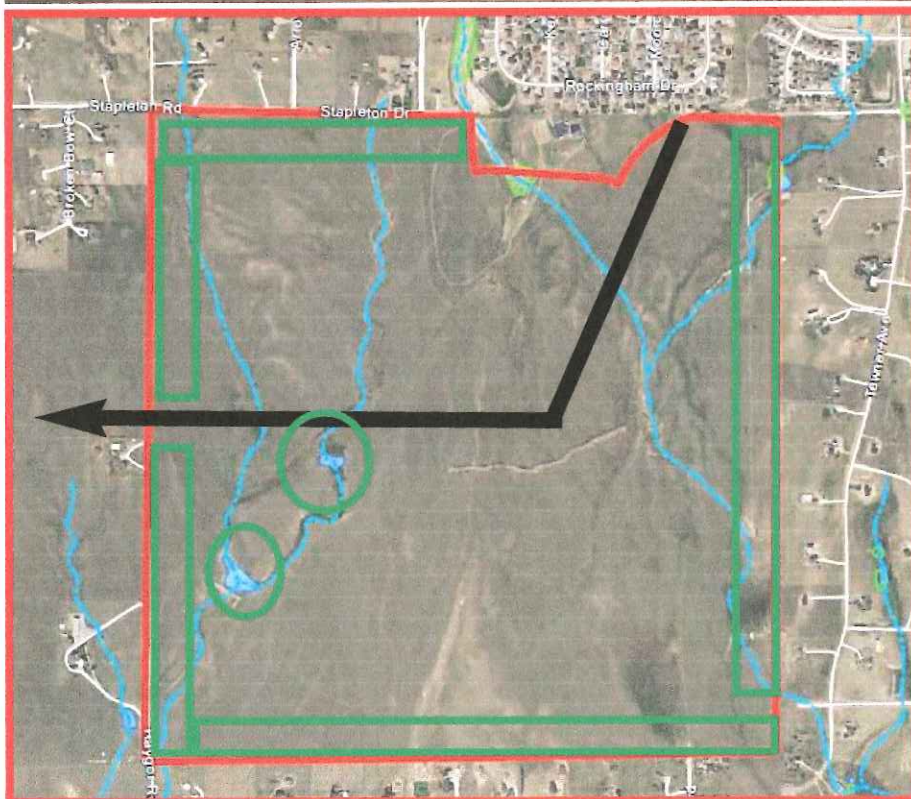


Aerial View from CORE
 Wetlands and drainages.



Map from Mtg 1

- Do not put highest density near the church and north of Stapleton. Better to put it next to the school to the east.



- Widen buffers (200') on N, west, south; 300' under Excel line on east
- Extend Bow Valley buffer to Stapleton on West; add buffer to south property line on West.
- Buffers provide transition, open space noise mitigation, room for antelope to move, and place for Prairie Necklace Trail is this subdivision.
- Widen area for internal trails along wetlands and restore those wetlands (willows and cottonwoods)

10 Southern Transitional Area

- Development in this planning unit should be coordinated with the City of Colorado Springs and be consistent with the policies of the Cooperative Planning Program.
- The appropriate mix and phasing of urban density development will be dependent on the final alignment of major transportation corridors.
- Any new urban development should be compatible with existing rural residential subdivisions.
- Overall densities should decrease to one dwelling unit per five acres at the Timbered Area edge.
- A low density residential buffer should originate no more than one-quarter ($\frac{1}{4}$) mile north of a major east-west expressway corridor, and then only if such a corridor is located no more than two miles north of Woodmen Road.
- Uses appropriate in the immediate vicinity of the expressway corridor, mentioned above, would include office, light industrial and multifamily uses incorporated in a campus-like setting.
- Major commercial centers are not appropriate in the area north of a potential expressway alignment. Heavy industrial uses should be specifically limited to the existing industrial area.
- Urban density development should only be approved if adequate urban services are available.
- Urban design recommendations noted for Planning Unit #9 should be adhered to where applicable.

9 Southeastern Mixed Use Area

- A balanced mix of urban density uses is recommended if these uses are compatible with adjacent uses and adequate public facilities are available.
- Higher density uses should be oriented to the south with only large lot residential developments allowed near the Timbered Area edge.
- Currently unzoned area should be zoned A-4 (Agricultural).
- Adequate rights-of-way should be preserved to accommodate urban density transportation systems.
- Higher density clustering alternatives should be used to preserve open space and allow for open space linkages between growth areas.

Addl considerations on pages 94-97 of the BFPP and in the Trails Addendum.