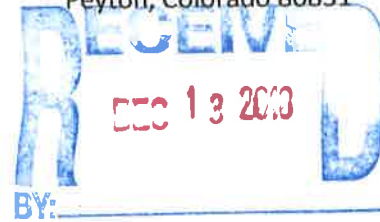


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Kari Parsons  
Project Manager  
Planning and Community Development  
Planning Division, El Paso County  
2880 International Circle, Suite 110  
Colorado Springs, Colorado 80910

December 10<sup>th</sup>, 2018

Reference: Meadowlake Ranch Sketch Plan, Project File No. SKP184

Dear Ms. Parsons,

I have read the Letter of Intent for the Meadowlake Ranch Sketch Plan, Project File No. SKP184 and wish to bring the following omission in the discussion of the compliance with the project with the Falcon/Peyton Small Area Master Plan. Please see the following attachment.

I urge you to consider this aspect of the stated Goals of the Falcon/Peyton Small Area Master Plan in the analysis of this project.

Please file a copy of this letter in the El Paso County Development Application Review website for this project.

Mark Belles

Meadowlake Ranch

Consistency Analysis with the Falcon/Peyton Small Area Master Plan [FPSAMP] (August 2008)

- Planning Area Description
  - Natural Systems and Resource Development
    - Visual Resources [FPSAMP, paragraph 2.6.8]

Visual resources include natural, sculpted, and cultural landscapes. Certain visually significant features possess high enough aesthetic values to be treated in much the same way as protected natural resources. The compatibility of these kinds of visual resources with future development is a critical consideration in the master planning process.

Indeed, a "rural character" is often cited as a primary attractant to those who choose to call the Falcon and Peyton Area home. Myriad elements intermingle to result in this rural identity, and visual factors are among the most important. The wide-open plains that stretch through Falcon and Peyton bestow a visual distinctiveness to the Planning Area in comparison to other nearby population centers. The way in which the plains frame views of the Front Range to the west is especially notable. Aside from providing utility to the area in the form of ranching and equestrian activities, expansive tracts of open land provide vistas that are prized community assets, worthy of respect in the face of future development scenarios.

Standing in contrast to the plains of Falcon and Peyton are a few of the buttes of Palmer Divide's tapering, southernmost extent, which terminates about three [sic] miles south of the northern County line. Rattlesnake Butte, a 7,400-foot formation found in Homestead Ranch Regional Park, from which the Front Range as well as the Sangre de Cristo Mountains are viewable, is another type of visual resource in the Planning Area. The surrounding landscape in this northwest section of the Planning Area, featuring Ponderosa Pine and sandstone bluffs, is also distinct from the meadows and grasslands typical of the remaining areas.

Land development can have especially pronounced impacts on the visual character of plains and grasslands landscapes. Due to insubstantial topographical variation, buildings can disrupt sightlines for great distances in settings like that of the Planning Area. This is exacerbated by the lack of vegetation available to screen development. *As a result, the visual benefits of clustering development and limiting sprawl can be especially significant in Falcon and Peyton.* [My emphasis].

## Attachment A

- Goals and Objectives
  - Miscellaneous [FPSAMP, paragraph 3.9]
    - Preserve the visual resources that are unique or are considered part of the identity of the planning area.
- Specific application to this FPSAMP Goal and Objective as it relates to the Meadowlake Ranch development is how the development preserves the signature visual resource of all of El Paso County – The viewshed of Pikes Peak.

Within the proposed Meadowlake Ranch Urban Residential Area (near the easterly boundary) a ridgeline establishes the natural viewshed. Breaking that ridgeline will impact the viewshed and fail to meet the FPSAMP goal to “Preserve the visual resources that are unique or are considered part of the identity of the planning area”.

Potential mitigation strategies to preserve the viewshed are as follows;

- Place open space along the ridgeline.
- Align an internal road or rear property line with appropriate set-backs.

The residents whose viewshed may be impacted by this development urge El Paso County to comply with the stated Goals of the El Paso County Falcon/Peyton Small Area Master Plan.