



TRIVIEW METROPOLITAN DISTRICT

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9/22/2022

Brad Walters
Field Inspector
El Paso County
Colorado Springs, CO

Dear Brad,

I was recently asked by Bill Herbic to address Triview's timeline for the installation of improvements at the intersection of Higby Road and Gleneagle Drive/Furrow Road. We are still in the process of trying to work with the folks from Homeplace Ranch to determine what will be constructed to the South of that intersection. Obviously, Furrow Road has been blocked on the north side of the Grandwood Subdivision so traffic can't flow to Higby from the North. In my mind that is a wise thing to do. Clearly the only traffic being generated at that intersection are from a few residents that use Furrow to access their homes. Homeplace Ranch does not have to construct Gleneagle until 153 lots have been built. That includes Filing 1,2, 6 plus their amenity center. I am not sure of the absorption rate of those 153 lots but it is at least 2 years. In the meantime, Homeplace Ranch and H.R. Green are designing a two lane road from Sanctuary Rim Drive North to Higby Road. Clearly if that is what is ultimately constructed, the geometry of the intersection needs to be figured out and ultimately approved by the Town and the County.

The long and short of it is that there are a number of balls up in the air and I do not expect Gleneagle North of Sanctuary Rim Drive to be extended until 2025.

James McGrady

District Manager
Triview Metropolitan District
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