

Kari Parsons

From: Craig Dossey
Sent: Wednesday, August 22, 2018 6:05 PM
To: Lori Seago; Kari Parsons
Subject: Fwd: Development Status The Retreat at TimberRidge
Attachments: image.png

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For file.

Craig Dossey
Executive Director
El Paso County Planning and Community Development Department
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Sent from my iPhone

Begin forwarded message:

From: Darryl Glenn <DarrylGlenn@elpasoco.com>
Date: August 22, 2018 at 6:01:40 PM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
Subject: Fwd: Development Status The Retreat at TimberRidge

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.
President
El Paso County Commissioner District #1
(719) 520-6411
Darrylglenn@elpasoco.com

Begin forwarded message:

From: Bev Giltner <realsales.bev@gmail.com>
Date: August 22, 2018 at 4:37:39 PM MDT
To: <darrylglenn@elpasoco.com>, <peggylittleton@elpasoco.com>, <markwaller@elpasoco.com>, <stanvanderworf@elpasoco.com>, <longinosgonzalezjr@elpasoco.com>
Subject: Development Status The Retreat at TimberRidge

To Whom It May Concern:

It seems that many of the local residents are quite concerned about the ruling regarding the existing plat for The Retreat at Timber Ridge. Even though our location is not affected as directly as those filing the Appeal and; even though my husband, Ray, and I built custom homes here for more than 20 years and appreciate the need for thoughtful development; we support the efforts to seek a better remedy, and at a minimum some compromise for larger parcels on the southern portion of the development. For the following reasons I reject the decision made by your body of commissioners recently:

(1) Disregard for Land Planning Recommendations: Your decision totally disregarded land planning concerns and recommendations. I would like any or all of you, those who approved and/or denied the request, to explain to me why we even have a land planning commission. I am trying to understand the process. Why waste the time? They voted against the plat as it stands by 7 to 0. This was no controversial decision. It was unanimous. I really do not understand the need for a Planning Commission as an "advisory committee" if those whose votes actually count, do not give any credence to their expertise and opinions.

(2) Traffic Flow - We already have major traffic at the southern portion of Vollmer Road and each site will add an average of 3 cars per site, substantially increasing congestion and burden to Vollmer Road. We do not need to turn Vollmer Road into a thoroughfare. It is a County maintained "country" road. We already have major infrastructure issues which need our tax dollars. This area is zoned and currently utilized as a rural area with low impact on roads throughout the Forest. Lower density developments on the west side of Vollmer should be respected and high density areas should not be thrust upon the current residents there who sought a quiet, rural lifestyle. With the approval of this development as it stands, there will be substantial increases in traffic, noise, road kill, and accidents, not to mention the major nightmare at the intersections of Vollmer, Black Forest and Woodmen Road during peak hours for commuters each day. We already have major backups and short tempers in these arteries, even with the latest improvements to the area. You cannot control humanity but you do have control on how much

"humanity" congregates at one location. Widening Vollmer is not even going to touch on the problem which will be accelerated at Woodmen and Black Forest Road. Falcon continues to grow with residents who mostly commute to the Springs. The final filing of 2.5 acre sites in Highland Park has not even begun construction yet, but will be adding traffic from their residents shortly which will further exacerbate traffic congestion and frustration levels at that intersection. Increases in traffic flow created by high density development on the east side of Vollmer seems totally irresponsible on the part of the Developer and particularly the Commissioners who approved the design. There really is no viable, practical outlet for these developments other than Black Forest to Woodmen, so almost all traffic will be channeled to this area which has no capability at the moment for added traffic. I am doubtful there is space available in the future without eminent domain being applied, another tactic of the government which leaves residents helpless.

(3) Conservation of Resources; We seem to be experiencing another major draught...are

we going to have lawn sprinklers inundating the communities out here and all of us scrambling for water at some not-too-distant time in the future? Those smaller lots cannot effectively use xeriscape landscaping. It is ugly, so here we go with sod and sprinkler systems. The Developer stated that the water was "his water", a really bad attitude about a resource we all share and is in very short supply. Also, I now hear the Developers have filed a counter suit claiming that the legal appeal by the local residents is a "frivolous" act, so they have chosen to play a game of intimidation. Fork over the money or shut your mouth. Is this still America? Give me a break. After all the land planners, rejected the plan 7 to 0, remember? This is not frivolous.

(4) Perceived Value: As designed, the high density sites within a buffer of larger parcels will not "hide" the sea of rooftops, nor will it diminish the impact of the traffic coming to and from each day, nor will it lessen demand for water resources. Additionally it appears to me, as a Realtor, that the Developer loses too! The values of the 2.5 acre sites will be diminished if prospective buyers are expected

to look out upon a high density neighborhood from their 2.5 acre sites. Why would anyone choose to pay current values on 2.5 acre tracts only to be bordered by homes crammed together on much smaller sites? It defeats the purpose. At the very least with a more reasonable density of 1 acre sites the spacious setting would be somewhat preserved and the value of the larger sites would not be so diminished while the acre-size lots would obviously be worth much more than 1/3 acre. It seems the Developer would win and the community would win by maintaining a more rural environment similar to Walden at the northern edge of the County. Can we not look at a compromise rather than extending litigation forever?

(5) Total disregard for the Black Forest Preservation Plan - Is there any consideration for those who went before who would like to keep the aesthetic values including the serenity, peace, and pastoral views of the area? Those of us who settled in the Forest share our land with the wildlife it shelters, appreciate the lifestyle it provides, and enjoy our spacious skies, open meadows and treed havens. This does not include widening our roads to accommodate high density housing. We believe in conservation of our resources and respect for our wildlife. We would appreciate your consideration for these values as well, and thereby respect the Black Forest Preservation Plan. After all it was government who originally initiated the preservation plan. Now

you wish to destroy it? What is the incentive or motivation to do so?

(6) Sterling Ranch: Sterling Ranch to the south of The Retreat is still zoned R-5; however the Developer is certainly assured their request for even higher density with your recent ruling on the Retreat. . This means from Poco Road south high density will inundate the eastern side of Vollmer Road which is within the Preservation Plan, much to the chagrin of the residents on the west side of the Road who have maintained a reasonable approach to development at the Forest's edge.

Reconsideration should be given to an absolute minimum of 1 acre sites and preferably 2.5 acre sites, similar to Forestgate, in the currently platted high density section. The recent approval of this development, as it now is configured, will place a significant adverse impact on the quality of life in the southern communities of Black Forest, not to mention the impact on all our natural resources which includes our wildlife and their natural resources as well.

I would appreciate hearing from those who might be willing to respond to this letter so I can better understand your motivations, your experience with this process and your perception of the ramifications for your decision, and particularly your lack of respect for the opinions of land planning. I am almost certain this letter will be ignored but I

challenge any one to correct the facts if I have a misperception of them as it now stands.

Greed is a powerful emotion and motivator. Do we succumb to that and sacrifice the quality of life for those who live here?



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