

9 March 20

Katie Carleo, Principal Planner
City of Colorado Springs
Planning & Development Department
Land Use Review
30 S. Nevada Ave. Suite 701
Colorado Springs, CO 80903

RE: Sorpresa East No. 1 Annexation and Development Review; Sorpresa East Filing No. 1 Files: CPC A 19-00068, CPC PUZ 19-00138, CPC PUP 19-00139, - Response to Neighborhood Comments and Concerns (2nd set of emails - post Neighborhood Meeting)

Dear Ms. Carleo:

As part of the City's 2nd Review Letter dated 2-28-20, approximately twelve additional (12) letters (emails) from the Cumbre Vista residential neighborhood and two (2) letters (emails) from Ski Lane residents (county parcels) were attached to the city's review letter. Some of these letters were dated a day or two prior to the neighborhood meeting held on January 22, 2020, the remaining letters were dated after the neighborhood meeting. Many of the letters expressed duplicate concerns that were previously addressed in the stakeholder's response letter dated 1-30-20. This letter is attached to the resubmittal documents. Otherwise the applicant has identified the following new concerns/issues/objections, with our responses (in red) following.

1. Vehicular traffic:
 - a. Dave Keller, Keller Homes, Inc., (KF 103 Manger and a member of the Board of Directors for the Cumbre Vista Home Owners Association, questions to the City (City Traffic Engineer) regarding the responsibility of control of the access onto De Anza Peak Trail at Sorpresa Lane and the use of this access for cut through traffic through Cumbre Vista neighborhood.
 - b. Mr. Todd Frisbee, City Traffic Engineer's response to Mr. Keller's questions and other issues including increased traffic volume on Sorpesa Lane
 - c. Proposed project overburdening the capacity of Sorpresa Lane.

Response: The applicant is in agreement wit Mr. Frizbies's, City traffic Engineer, response to Mr. Keller, Mr. Jerome (JKW) and others, regarding the control access to De Anza Peak Trail, the vehicular capacity of Sorpresa Lane and the applicant's Traffic Study Analysis (and other traffic studies as they pertain to other developments) (contact the city for a copy of Frzibee's response letters, dated February 5, 2020, February 10, 2020, February 18, 2020).

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In addition, many of these same issues were brought to the applicant's attention during the first review. See the initial stakeholders' response letter dated January 30, 2020. This letter is included in the resubmittal package.

Allen letter:

- *Woodmen Visa Community- applicant's misconceptions and disrespect towards community.*
- *Concern about storm water runoff going into his backyard*

The applicant wishes to apologize directly to Mr. Allen for any disrespect he might have interpreted towards his community during the neighborhood presentation. We have no intent to degrade the Woodmen Vista Community or make its community residents feel they have any less value as a community then the Challenger Homes' proposed development or the Cumbre Vista Development.

Mr. Allen expressed concern about the potential of storm water containment failure that could result in the flooding of his backyard. As indicated at the Neighbor meeting, the second detention pond, near your backyard, has been removed from the plan. The current layout illustrates a single detention pond further to the northwest corner of the proposed development.

All other comments received by the applicant were similar or repeat comments from the first set of comments received previously. Many of these concerns were discussed at the neighborhood meeting or addressed in the response letter dated January 30, 2020. This letter is included in the re-submittal package.

We respectfully provide these responses to concerns of the Cumbre Vista and Ski Lane residents. We look forward to continuing the dialogue as we go forward with the Sorpresa East No. 1 application.

Respectfully Submitted,
Land Patterns, Inc.



David Morrison, MLA, RLA
President

