



September 10, 2025

City of Colorado Springs  
Land Use Division  
Attn: Tamara Baxter  
Planning & Community Development  
30 South Nevada Avenue, Suite 701  
Colorado Springs, CO 80903

**RE: Public Notice Comments – BLR Village C Land Use Plan LUPL-25-0008**

Dear Ms. Baxter,

On behalf of Clayton Properties Group II, A Colorado Corporation DBA Oakwood Homes, we respectfully submit the following responses to the public comments dated July 14<sup>th</sup>, 2025.

**Public Comments**

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Tamara,

I just wanted to make sure that you added me to the list of concerned residence in the area.

I was curious if you could let me know when there is going to be a meeting about this.

Please let me know.

I'm concerned about low income housing in this area, all that does is lower people's property values and increases crime rate.

Nobody seems to be concerned about the amount of water that we have, but we still have water restrictions every year and continue to build. It doesn't make sense to me.

I'm not sure why we keep building more housing and more roads and we can't seem to keep up on the maintenance on the ones that we already have.

Please add my email to the mailing list for future info.

Thank You,

Carl Freeman

**Response:**

The project does not propose low-income housing, under the technical definition of subsidized housing. The housing being proposed will mostly be low to medium density single-family and two-family homes within median income price points. Your assertions regarding property values and crime are unsubstantiated as the housing products are going to be available for future residents that are hardworking median income earners such as teachers, and first responders.

Colorado Springs Utilities provides the water and wastewater for all property in the City. Water is a very important issue that gets lots of attention. The developer constructs the water infrastructure and then grants those facilities to CSU. Significant fees are imposed on the construction of new homes that pay for system upgrades, acquisition of water rights and resources, water restrictions are only imposed when mother nature falls behind in the water supply and is done to preserve the water resources to assure that the City never runs out of water. CSU's water outlook is good at the present time with new



resources coming online. New construction is being built to the latest conservation standards, meaning our new homes will use significantly less water per capita than the average older home in the area, thanks to high-efficiency fixtures and low-water landscaping. We are committed to following the City of Colorado Springs Water Wise rules and regulations to conserve local water supplies. Development Plans must be approved by city staff who review our projects for all aspects including meeting stringent water use guidelines.

As part of the various development agreements, the developer is required to fund and construct all the new infrastructure needed to service the project, including all the roads and streets, adequate water and sewer lines, and stormwater management drainage improvements. The fees paid contribute to off-site improvements to the surrounding public systems. After the initial two-year warranty period has expired and the City accepts the improvements for long-term maintenance of new and pre-existing public roads are funded separately through the city/county's RTA and general fund and budget. New housing expands the tax base, such as when you acquired your home and pay City and County sales and property taxes which provide more funding for maintenance.

Hi Tamara,

I wanted to email you about my concerns about this proposed development. I am concerned about the water that we are already short on. The roads out here can not handle the current traffic, let alone the quality of the roads which they can not even take care of now. The type of housing that is being suggested would not be good, I have lived here my whole life & there is too much unnecessary growth out here. This is not the country area that we all love & the reason that our parents purchased land of 5 or more acres out in Falcon. The type of people that it would bring out here would not be desirable. We are having more crime out here that the current law enforcement cannot attend to in a timely manner. As I am aging I feel the need to carry my gun on me at all times. This is not a good way to live my life, or for anyone else to live this way.

What about all the Antelope & Deer that live out here? Where are they going to move to?? I don't feel that this is a smart thing to do to our country living, you are bringing the city to us. If we wanted to live in the city we would move to the city.

I would like to be notified of any upcoming meetings.

Thank you for your time, Cori

Response:

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Traffic is a problem across the country as people drive more plus the added trips from new residents. The developer is required by the City to provide traffic reports to make sure that internal roadways are



capable of handling the traffic. The City and the County are behind on transportation projects, and State funding has slipped. The recent extension of the RTA tax has helped, but traffic will continue to be a challenge here, across the state and across the country.

The proposed housing is planned to be available for future residents that are hard working median income earners such as teachers, and first responders. Unfortunately, the costs of housing continue to outpace the ability of people to afford them. The population of the US, Colorado and El Paso County continues to grow as birth still exceed deaths and in-migration continues. The local population growth is about the same as the rest of the US, and with increased population housing is necessary.

The native wildlife is important to current and future residents. The project will include over 230 acres of green space such as parks, trails, and non-developed areas for wildlife corridors.

Hello Tamara,

We received the notice about the proposed development and I am very concerned on multiple levels. The area is already struggling to handle the traffic in the area due to the existing over development. The roads are over stressed and damaged. While there is constant talk of improvement there is little to no action. People use Hwy 24, Garrett Rd, and surrounding roads as their personal speedway as it is. The additional traffic will most definitely cause further damage to the roads, properties, and danger to the residents.

More importantly, where is the water for this development coming from? How can it be justified with the restrictions we are constantly under now?

There is also a major concern for our property values. We moved here to get away from multi housing, city development, over crowding, and the crime that accompanies this amount of development. The value of having land and privacy will be destroyed by this project. Not to mention the fact that law enforcement is struggling to meet the demand now.

Additionally, everything I see or receive from the State of Colorado has a comment or byline reminding us how much Colorado values nature and wildlife. The area that would be overcome by this is currently the home for many species of wildlife that enhance the area and the state. So does the state value nature and wildlife or not?

Please add me to the list of concerned residence in the area and let me know when there is going to be a

meeting about this.

Sincerely,

Louise McCarthy

Response: Traffic is a problem across the country as people drive more plus the added trips from new residents. The developer is required by the City to provide traffic reports to make sure that internal roadways constructed by the developer are capable of handling the traffic. The City and the County is behind on transportation projects, and State funding has slipped. The recent extension of the RTA tax has helped, but traffic will continue to be a challenge here, across the state and across the country. Colorado Springs Utilities provides the water and wastewater for all property in the City. Water is a very important issue that gets lots of attention. The developer constructs the water infrastructure and then grants those facilities to CSU. Significant fees are imposed on the construction of new homes that pay for system upgrades, acquisition of water rights and resources. New construction is being built to



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The proposed housing is planned to be available for future residents that are hard working median income earners such as teachers, and first responders. Unfortunately, the costs of housing continue to outpace the ability of people to afford them. The population of the US, Colorado and El Paso County continues to grow as birth still exceed deaths and in-migration continues. The local population growth is about the same as the rest of the US, and with increased population housing is necessary.

The native wildlife is important to current and future residents. The project will include over 230 acres of green space such as parks, trails, and non-developed areas for wildlife corridors.

Although a smaller portion of the site could be multi-family housing in the distant future, a majority of the project will be low to medium density single and two-family homes, parks & trails, schools, open space and a fire department. Prior to building permits the developer is required to pay substantial impact fees that is included in the price of new homes to help fund all citywide services including water and law enforcement. The build out of future roads and intersections adjacent to the site will improve traffic circulation within the region.

Sincerely,

Tyler Hannah  
LAI Design Group