

## Ryan Howser

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**From:** ellen alderson <pyrartlady@yahoo.com>  
**Sent:** Wednesday, November 9, 2022 1:55 PM  
**To:** Ryan Howser; Ellen Alderson  
**Subject:** "Opposition to the Flying Horse North sketch plan."

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Mr. Howser, Hope I am doing this correctly. I am emailing to object to the Flying Horse North Development inserting itself into Black Forest. See below the list of elements that our neighbors have seen as the primary issues with this development. As a 20 year resident of this community I hate to see the changes that the rapid building and population growth is doing to our quiet, rural neighborhood. I have no objection to folks moving here who follow the original development plan to limit growth to at least 2.5 acre lots - so that traffic, wells, schools and any and all neighborhood services will not be overwhelmed. Please forward this email as an OBJECTION to Flying Horse....Please let them move farther north where there is much open land and their greed will not so severely impact where a lovely cohesive community is poised to be destroyed. Thank you.

Ellen Alderson  
12835 Myrick Rd  
Black Forest, Co 80908

Impact list compiled by my neighborhood watchdogs to protect Black Forest....

In conclusion, this proposal must be denied for several reasons:

1. The proposal totally violates the 2.5-acre density and compatibility requirements of Your El Paso County

Master Plan. (Note: Original Black Forest Preservation Plan was 5 acres - necessary for wells and septic systems on single home properties.)

2. Lack of fire impact fees places an undue burden on current residents of the fire district.
3. Increased traffic, congestion, light pollution and accompanying crime violates the rural,

residential flavor of this area. (Note: This is already occurring to much negative effect.)

4. Violation of zoning regulations

Dear El Paso County Commissioners,

Thank you very much for your service to the residents of El Paso County and for considering my position on new development.

As a Colorado Native I have been lucky enough to enjoy hiking in the mountains, enjoying the trees and all the beauty of Colorado. Now I get to watch developers turn us (Colorado) into a concrete playground. I have concerns for all the development going on, especially when there are older neighborhoods/area that can be revitalized by developers with new housing and retail.

I have heard all the opposition to the Flying Horse North re-design (higher density), the new hotel and retail. I agree with all the concerns; water, traffic, education, crime, infrastructure, expectations of current residents, etc. However, one question that I have not seen asked or answered is what is the backout plan for failure?

If the hotel fails and does not receive the kind of revenue that it is expecting what are the plans for it? Why will people come stay at this hotel? They are plenty of very nice hotels that are closer to visitor attractions and work locations. Will the hotel become another empty building with for rent/sale sign, apartments, or section eight housing?

The condos (low density) housing? With the market taking a turn with high interest rates what will we do with all the available "units". Will the builder sell them before building them to ensure that they will be occupied? Or will it also become affordable housing? Can affordable housing keep up with HOA plans/costs for this development?

Everything in this plan is based on success...the infrastructure will magically come from the taxpayers, the water will hold it's levels, all the numerous units will sell and people will flock to this hotel in the middle of nowhere El Paso county. So, what happens when this plan is not successful? What is the backout plan?

Your task in balancing the many needs of our community is a difficult one. But I believe that our first priority must be our beautiful state and to current residents of this area. What is going to happen to Colorado in the future once all the beauty is gone? What happens to the residents when the water is gone?

Thank you for your commitment to the people of El Paso County and for considering the needs of the residents and our beautiful state.

Best Regards,

Anjoleen Himes

Flying Horse North Resident/Colorado Native

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11/13/2022

Regarding: Flying Horse North development

Dear Ms. Ruiz,

I am writing you to express my opposition to the planned expansion of Flying Horse North. As a resident of El Paso County, my wife Tamera and I enjoy the peace and tranquility of our home in the Black Forest for the last 9 years. The proposed expansion to Flying Horse North will negatively change the experience for those who live, work and enjoy the Black Forest community.

The El Paso County Master Plan, EPCMP, uses placetypes as its foundation. The area of the newly proposed Flying Horse North development is identified as the Large-Lot Residential placetype. This placetype is defined by detached residences on lots of 2.5 acres or more. It further states that commercial developments within this placetype are to be limited in scale, support the general needs of the surrounding community, and be located on major roadways.

When originally proposed, Flying Horse North fit well within the definition of this placetype – 283 residents on lots of 2.5 acres and greater. The newly proposed development increases the number of residences to 846, with an overall density of approximately one residence per acre. Furthermore, it sets aside nearly 50 acres for a hotel with associated golf casitas and flats, totaling 275 rooms, right in the middle of the development, as well as a golf clubhouse and other private facilities. These items are clearly in violation of the Large-Lot Residential placetype. This is not compatible with established developments that surround the area (High Forest Ranch, Providence Point Estates, Terra Ridge Estates, County View Estates and Cathedral Pines). This new large development would destroy the rural aesthetic of the greater community.

This proposed development violates the rural, residential flavor that has drawn people to build and live in the Black Forest. It will not fill an unmet community need. Densities such as these will produce significantly more traffic to the originally approved plan. Ingress and egress out of this new development will prove difficult and harm the surrounding communities with increased traffic density and increase risk on roadways not designed for this increase in volume.

This development appears to include the construction of a new fire station in the Black Forest Road/Hodgen Road area. Because the Board of County Commissioner refuses to allow fire districts to collect fire impact fees from each lot that is sold, new Black Forest Fire Department costs must be paid by existing residents of the district. The cost of a new station will place a large and unfair burden on the residents of this fire district

Given the above, I request that you deny this proposed development. It just does not fit with our community.

Thank you for your time and consideration.  
David A. Rosenbaum, MD