

To: El Paso County Planning & Zoning

From: Dan and Cara Weed  
17890 Woodhaven Dr, Colorado Springs, CO 80908

**Re: Proposed Monument Academy Middle School/High School at CO83 and Walker Rd**

We understand the overwhelming desire for the Monument Academy to add a high school and offer the opportunity for more students to attend their school. And when looking at this site, it LOOKS like a very desirable location for a school, but a school is way more than buildings and a nice-looking site plan. We are extremely concerned about the location of the above proposed project in our rural and residential neighborhood for many safety issues for the students and parents as well as quality-of-life issues for the adjoining neighborhoods.

Below are some of our major concerns NOT related to traffic:

- Distance from law enforcement – What will be the response time in the event of an emergency? This location is very visible from the highway and could invite criminal activity, especially due to the remote location. How many times will the neighborhood have to be in lockdown due to a threat involving the school?
- Noise and light pollution – We see a proposed athletic field which would likely include bleachers with lighting and loudspeakers. Homeowners have livestock adjacent to and across from the proposed school which could easily be disturbed by the loud noise. Dogs will be barking at all the sound and activity. Sound carries very well up here, so we are sure to hear each time the bell rings between classes or an announcement is made over the intercom. We moved out here because of the peace and quiet, but that will be taken away from us.
- Open campus – This policy would open up the opportunity for students to venture out into the surrounding neighborhoods. The campus will no doubt be a smoke-free campus, so students and visitors will likely go to the adjacent properties to smoke – greatly increasing the likelihood of another fire as well as endless complaints to law enforcement about trespassers on private property. There is also the possibility that a student could intentionally start a fire so they could go home from school that day.
- Plunging property values – We've already heard people say that if this school goes in, they will sell their home and move. Our property values will take a nosedive if many homeowners suddenly decide to put their house on the market.

Hundreds of property owners in this area have invested hundreds of thousands of dollars each in order to have a quiet lifestyle away from the hustle and bustle of town. It is hard to have an outside entity able to establish itself in the middle of this rural area and take away not only that peace, but possibly greatly reduce the value of our investment. No one is going to reimburse us for the potential hit we will take on our property value. In addition, our safety on the nearby roads and streets will be HUGELY compromised. And while the school will very much want us all to be "good neighbors" and make all allowances for its activities, it will in no way be a good neighbor to us. It will invade our property, our streets, and our peace and quiet. We will have to make adjustments to our lifestyle and schedules based on whatever the school is doing. It will draw even more unwanted commercial development to an area where it just doesn't fit. And once it is done, no matter how horrible things turn out to be or how many lives are sacrificed in order to put the school in this particular location, it can't be undone.

**In addition to these issues, the following is a letter containing a list of foreseen traffic and safety issues that have been sent to CDOT:**

To: CDOT

From: Dan and Cara Weed  
17890 Woodhaven Dr, Colorado Springs, CO 80908

**Re: Proposed Monument Academy Middle School/High School at CO83 and Walker Rd**

After reviewing plans, reading further information, and attending a neighborhood meeting, we would like to voice our EXTREME safety concerns for the above proposed project at this very dangerous intersection of two already-hazardous roads.

It's hard to think of a project that would have more of a negative impact than the one proposed – a middle school and high school where every student is either driven to school and dropped off (generating at least two back-and-forth trips daily) or drives to school alone or carrying other students (generating at least one back-and-forth trip daily by young, inexperienced drivers traveling over hazardous roads).

Here are our main concerns:

- Hwy 105 already deals with the impact of the current Monument Academy backing up traffic. Adding another school on the same road will intensify that problem. Also, what will parents do who have a child in each school? They will be rushing to get from one school to the other by a specified time.
- Most of Hwy 105 has little to no shoulder, with many areas having a drop-off right at the edge of the roadway. Plus, it is not at all uncommon to see herds of deer running across the road in front of traffic. We have watched as a deer leapt down an embankment and over the hood of a car heading east up the hill. This is not a road suited to hundreds of texting or otherwise distracted teen drivers.
- There are several unsafe intersections on 105 (Furrow, Fairplay, Roller Coaster) where drivers make unwise decisions when turning onto or off of 105 because they are impatient about waiting for traffic. We often see emergency vehicles cleaning up the debris left by crashes at these intersections.
- Most of the school year is during months where icy or snowy conditions exist, and many parts of 105 are very treacherous because the sun doesn't hit them until late in the day. Students and parents don't have the option of waiting until later to travel when the road has been cleared or the ice has melted. All roads to this proposed site go "up." As demonstrated by the storm on January 18 of this year which took people by surprise, many people will be unable to make it up the hill by any roadway to pick up their child upon an early dismissal or at the end of the day. Roads were blocked by vehicles spinning out going up County Line, 105, and Baptist. Cars/trucks going down Roller Coaster and trying to turn onto Baptist were seen sliding and spinning through the intersection. Roads were impassable for hours due to stranded vehicles. It doesn't seem wise to send so much additional traffic to the top of the Palmer Divide with these potential conditions.
- Many students would be traveling to school from Hodgen Rd via Timber Meadow. That is an area where white-out conditions often occur due to fog and/or blowing snow which make it hard to tell where the road is. Hodgen is also a road that gets very icy where we often see vehicles off the side of the road in even the early part of a storm.
- When heading west on Walker Road into the intersection of 83 and 105, it is sometimes hard to stop for the intersection even when traveling slowly if there is even a thin layer of snow. This is where many of the students would be exiting the school.
- Trips to the school and surrounding neighborhoods would also include extracurricular activities – sports activities, proms, and other school-related events – tying up traffic at various other times of the day or night.
- The plan to have the school have an "open campus" policy is also concerning. If students are free to leave for lunch, where will they go? There are currently no services nearby, so they would be forced to drive down to Monument and back or down to Flying Horse and back on a limited lunch hour (more accidents due to rushing students). Or they would be driving through the surrounding neighborhoods, possibly trespassing on

neighboring properties to eat their lunches, smoke their cigarettes, etc. The need for services would only increase the desire for developers to add those services at this same dangerous intersection.

- In the event of another fire, there is the huge concern for evacuation of the school in addition to the neighborhoods. Frantic parents would be trying to rush up to the school to pick up their children, while frantic students and neighbors would be trying to get out.
- Although the addition of the traffic light at 105 and 83 has been a big help, it is still very dangerous because there is no designated left turn lane going east or west. Drivers wanting to turn left (and there are many) are holding up traffic wanting to go straight through, so people are starting to pass left-turning vehicles on the right, running the chance of colliding with a car turning left from the opposite direction.
- The plans for the school show a proposed right-in/right-out lane on Hwy 83. Those coming from the south to drop off their student will want to go south when they leave, so they would either be forced right and need to take a roundabout way to go south, or they would need to go through the surrounding neighborhoods to get back to Hodgen and back to 83.
- Those exiting the school onto 83 using the proposed "acceleration lane" will be accelerating into traffic trying to speed through the intersection before the light changes. Most of these people will be wanting to turn left at 105, so they will need to get across the traffic and into the likely clogged up left turn lane.
- The possible roundabout on Walker Rd at the school entrance seems to be dangerously close to the highway. If the light is red going west to 105, traffic could be backed up into the roundabout, and traffic trying to go east on Walker Rd could also be backed up. The same scenario could happen even if it does not end up being a roundabout. This would likely force people to make right turns onto Walker Rd and then go the back way through Woodhaven -- a residential neighborhood that already deals with drivers who go way over the 25 mph speed limit. We live on a curve on Woodhaven which gets dangerously slick, and in the 5 years we have lived here, we have had several cars go off the road and into our yard, narrowly missing a gas meter, sometimes hitting our mailbox (twice by teen drivers). We could foresee students taking this way to get to school as well to avoid having to make a left turn into the school.

Due to the above concerns and others that aren't traffic-related, we feel this location for a school would pose a serious threat to the safety of drivers and property owners all over the area. If we lived in Monument with a teenager desiring to go to this school, after having lived here and having seen the traffic issues that currently exist, we would not feel good at all about sending or driving our child out on these roads daily.

Thanks so much for your consideration.

## Nina Ruiz

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**From:** David Morgan <charles.d.morgan@protonmail.com>  
**Sent:** Monday, May 06, 2019 12:48 PM  
**To:** Nina Ruiz; charles.d.morgan@protonmail.com  
**Subject:** Monument Academy Site Approval

**Follow Up Flag:** Follow up  
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Nina,

Unfortunately, I will be out of town for tomorrow's meeting. Please see my comments below.

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Thank you very much for attending the 30 April information briefing regarding the approval process for Monument Academy Middle / High School site development near the intersection of Highways 83 and 105. Your introduction and information briefing with Mr. Dunston was very informative. Prior to considering site acceptance and approval, I encourage the El Paso County and Colorado State planners and engineers to approach approval from a risk management perspective. Without proper monetary investment and improvement of the 83 / 105 intersection AND construction of an approved school access road from Highway 83, the probability and severity of traffic incidents at this intersection or the nearby neighborhood will both be HIGH. "HIGH" is defined as "will occur frequently in time to include severe injury or death." Additionally, without proper planning we are likely to see a backlog of traffic entering and exiting the school resulting in the secondary effects of additional traffic flowing through our already crowded neighborhood roads. Impatient commuters will try to find a way to avoid delays and this will put our neighborhood families at risk.

As a former navy fighter pilot and current airline pilot I have been in the risk management business for over 26 years. A few key principles of risk management include:

- 1) Accept no unnecessary risk,
- 2) The benefit must outweigh the costs of risks,
- 3) Mitigate risk to the lowest level through planning, and
- 4) Make risk decisions at the right level.

If we follow the above principles during the approval process then the county and state should NOT provide site approval without first deliberately funding and approving an acceptable traffic mitigation plan that reduces the severity and probability of risk to students and families to a category of LOW. I believe the "right level" of the approval for this decision lies with the entities who possess the proper funding channels for intersection improvement and road construction, likely to be the State and the Colorado Department of Transportation.

Additionally, while I am willing to accept a properly and deliberately planned (and funded) traffic plan for a nearby school, I am vehemently opposed to future commercial development of this surrounding site that will bring more transient traffic and an additional set of problems.

Thank you for your time.

Very Respectfully,

Dave Morgan

18465 Woodhaven Drive

Colorado Springs, CO 80908

(719) 321-0053

## Nina Ruiz

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**From:** Allan Zendle <allan.zendle@verizon.net>  
**Sent:** Monday, May 06, 2019 10:43 AM  
**To:** Nina Ruiz; arthur.gonzales@state.co.us  
**Cc:** 'Carole Zendle'  
**Subject:** Objection to Proposed Monument Charter School Project

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Good morning,

We are residents of the Walden community and are writing to register our objection to the Monument Charter School proposed for the intersection of CO Highway 83 and Walker Road and writing to request that the County not approve this project.

We are recent transplants from Northern VA. We lived in the Colorado Springs area in the 90's and relocated to the area again last fall. We looked long and hard for the right community and the right house and fell in love with our new home in Walden. We love the quiet and peaceful community, the dark skies with breathtaking views of the stars and the abundant wildlife, and it is our goal to make this community our home in retirement.

Over the winter we became more aware of the dangers of living on the Palmer Divide at 7,400 feet, and in particular the amount of snowfall and the propensity for snow and ice to collect on steep and dangerous east-west roads connecting to Interstate 25 such as Baptist Road and CO 105. We became aware of the use of Highway 83 as a high-volume, high speed north-south artery and an alternative to I25 for commuters between Colorado Springs and Denver, and we have seen the traffic volumes increase significantly since the start of construction on the I25 Gap. We use Highway 83 often and are frequently passed by drivers at speeds well in excess of 75mph. And we see the ever-present memorials to students killed in traffic accidents on Baptist Road and CO105, including the two high school students who were killed on CO 105 in a snow-related accident just months ago.

We strongly oppose a high school being located at the intersection of CO Highway 83 and Walker Road for these reasons:

- Known dangers of CO Highway 83 and on challenging east-west connectors such as Baptist Road and CO105 as evidenced by recent fatalities
- Extreme winter weather, snow ice and fog in the area and the hazards these pose, especially for high school age drivers
- Extreme high speed driving on CO83, including speeds commonly in excess of 70 mph through the intersection at CO105/Walker Road
- Lack of busing to the school resulting in individual and car pool drop-off and pick-up of up to up to 1000 students per day during morning and afternoon rush hours
- Increasing traffic on CO83 from I25 "Gap" construction pushing Denver traffic to CO83 during overlapping times for school and commuter rush hour traffic
- Congestion on Walker Road and at the intersection with CO83 caused by the primary access/egress route to the school on Walker Road

- Potentially large increases in traffic on the internal residential streets in the area due to congestion at the CO83 and Walker Road intersection and drivers seeking alternate routes to exit from the school grounds
- Degradation of already poor water pressure in the Walden community resulting from additional load on the Walden water system (we understand that *water volume* is sufficient in the system, however *water pressure is very low* in the community)
- Dangers associated with wildfire evacuation which proved to be very problematic for many in the Walden community during the Black Forest Fire, as well as concerns about poor water pressure impairing the effectiveness of community fire hydrants
- Noise pollution associated with sporting events, marching bands and general activity on the school's athletic fields and light pollution of the night skies, both negatively impacting quality of life for residents in the community

Finally, we would like to comment on the lack of transparency and the speed at which this project progressed in the absence of community knowledge or input, and the active campaign of misinformation and obfuscation undertaken by the developer to gain approval for the project. With respect, we believe that El Paso County processes for the approval of new school locations are in need of revision to increase time for public notice and participation and to prevent developers from taking advantage of process gaps between county and state government approval processes in order to advance projects without the awareness and input of all stakeholders.

Sincerely,

Allan & Carole Zendle  
4060 Sudbury Road  
Colorado Springs, CO 80908

## Nina Ruiz

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**From:** Ed O'Connell <edoconn@comcast.net>  
**Sent:** Monday, May 06, 2019 10:38 AM  
**To:** Nina Ruiz  
**Cc:** avantistev@gmail.com  
**Subject:** Monument Academy Middle School and High School Project

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I won't be able to attend the meeting scheduled for May 7, 2019 but I wanted to express my thoughts and concerns.

I have lived in Walden since 1991 and was once on the ACC committee with the previous developer. The biggest concern I have and always will have is with the water and sewer system. When the previous developer, Tim Dewell, sold the land (now the Preserve) to Matt and Bill, one of the conditions was that they also take responsibility for the water and sewer system. I wasn't really happy with that decision as I always believed the systems would be transferred to the homeowners when we were built out. When the original plan for the Walden Preserve was approved, the Dunston's stated they did not have the capacity to provide service to all the additional property that was to be 2 ½ acre lots so they were not proposing adding them to the system. The next thing our homeowners learned was that Matt and Bill were proposing to breakup those lots into 1 acre and would put them on the system. The original writeup that was on the county website for Walden Preserve 2 stated that a Water District was to be created as part of the approval process and to my knowledge that has never happened. Looking at what is being proposed now, I can understand why as I don't believe a Water District, managed by the homeowners, would be requesting this build out.

Now we are being told that they want to add additional developments to the existing water and sewer system. The county needs to understand that this so-called water company is basically Matt and Bill. The county is approving adding new users to this water system and to my knowledge is basically taking Matt and Bill's word that they can handle this additional load. My biggest concern is what happens if Matt and Bill decide to sell this system or, as no one seems to be checking the financial condition of that so-called company, what if they go belly up and leave the homeowners with all their debt. Bill has already filed for bankruptcy in the recent past.

The water and sewer company must be converted into a Water District, as was proposed in the Walden Preserve 2 plan, to protect the hundreds of homeowners currently on that system.

Also, since Walden Way was to be a right in, right out intersection, an access road to Walker Road was already proposed in the Walden Preserve 2 plan to handle the traffic from the 160+ new homes that were proposed. Is all that traffic considered in the so-called study that the Dunston's will provide? I don't know if this really matters as the county seems to turn a deaf ear to any issues with traffic. Safety and money issues do seem to get their attention.

On another note, the last time I talked to Matt he had to run to the charter school in Monument to get his kids. All he did was complain about what a mess that whole deal was with the planning and traffic and driving through that area several times I would agree with that. Seems like that doesn't really matter to him now.

Ed O'Connell



17760 Grama Ridge  
Walden Filing 5  
719-488-9669

## Nina Ruiz

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**From:** DODIE FERRANTE <dferrantecpa@comcast.net>  
**Sent:** Monday, May 06, 2019 9:55 AM  
**To:** Nina Ruiz; arthur.gonzales@state.co.us; avantistev@gmail.com  
**Subject:** Request for Delay - Monument Academy High School

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This email is our request for a delay of the county land use hearing until CDOT has completed its review of traffic safety impacts centering around the proposed building of Monument Academy Middle School and High School as well as a YMCA, retail space and more residential development.

Unfortunately, due to work, we can not attend the El Paso County Planning Commission Hearing on May 7th at 9:00 am. We did want to express our concerns and angst over this proposed development.

We moved into our home in 2005. We have watched the impact of the residential development on the traffic in this area. Being the parents of a teenager driver, we were very happy when the stoplight was installed at Hwy 83 and Hwy 105. We believe this has had a positive impact on the number of traffic accidents at this intersection, but accidents still occur. Over the past year, we have noticed a significant increase in the amount of traffic on Hwy 83 due to the I25 construction and the development of Flying Horse North.

Here is a list of our major concerns about traffic and safety if the southeast corner of Hwy 83 and Hwy 105 were to be developed:

- This intersection is still very tough to maneuver with the current flow of traffic and is already busy at the start and stop times of Kilmer Elementary. The increase in traffic by adding over 1000 students per day along with traffic for a YMCA and retail site is unimaginable. The traffic jams could literally have traffic backed up for 30 minutes to an hour.

- If this intersection becomes backed up, drivers will choose to take alternate routes through our residential neighborhoods which endanger the lives of children and adults who frequently walk in our neighborhood.

- Maps that we have seen indicate that a roundabout would be constructed at the top of the small hill to the north of the proposed development site. The intended "flow of traffic" is unrealistic as the light at the Hwy 83/Hwy 105 intersection is 4 cars down the hill. There is truly no place for the cars to go.

- In addition, the top of this small hill is the first place that snow drifts build up when we have a storm.

- Hwy 105 would see significantly more traffic due to students. This road between Monument and Hwy 83 has already seen an increase in traffic over the last few years due to the increased number of commuters and construction on I25.

- There should be infrastructure in place to support the traffic before any structures have been built. In my opinion, all roads on Walker, Hwy 105 and Hwy 83 would need to be widened to a minimum of 2 lanes plus protected turn lanes into and out of the proposed development area.

- Our understanding is that Monument Academy does not offer a busing option for their students. If a middle school and high school are both developed on this site, you are doubling the traffic issue. Parents are going to be coming to pick up their middle schoolers and young high schoolers plus the high school drivers will be on the road.

- If an emergency event were to occur, what is the plan for evacuating all these students as well as the residents in a timely and orderly fashion? It took over an hour to get out of our neighborhood when we were evacuated for the Black Forest fire.

In addition, we are actually opposed to the proposed development of this property. Here are our concerns around this development that are not traffic related:

- In our opinion, a middle school and high school should not be built in the same location. There is a reason that the current middle school location is not attached to a high school. Big difference in the problems that age 11 - 13 year olds should be handling versus the issues that 14 - 18 year olds are dealing with.

- More kiddos are at risk in one location if there were to be a security issue.

- Now add in the YMCA which sees a large turnover of members all through out the day. The security of a YMCA is significantly less than the security that is expected at our schools. The proximity of these 2 types of buildings is concerning.

- Then add in the even more continuous people flowing into a retail site that is also right next to the schools. More traffic safety concerns as well as zero security for a retail space compared to the school security.

- Mr. Dunston has assured us that water is not an issue for this large development. We strongly disagree! It may not be an issue in the short term. However, in the long run, eventually the water that was intended for the residential homes already established in this region could run out. We have heard that Mr. Dunston and the Walden area has already drilled down to the last Denver aquifer. Very disappointing that this was done and the HOA members were not informed.

As long time residents of this community, we strongly ask you to consider the impact that this development would have on our neighborhood. We ask that you delay your decision until CDOT can have time to prepare and implement a plan. If an acceptable traffic plan can not be proposed, please do not approve this location for a school. It is not in the best interest and safety of the children in this wonderful community.

Dan and Dodie Ferrante  
3550 Conecrest Lane  
Colorado Springs, CO 80908  
Phone 719-266-8484

## Nina Ruiz

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**From:** Craig Dossey  
**Sent:** Monday, May 06, 2019 9:20 AM  
**To:** Nina Ruiz  
**Subject:** Fwd: Matt Dunston, Walden Project Intentions

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Craig Dossey  
Executive Director  
El Paso County Planning and Community Development Department  
2880 International Circle  
Colorado Springs, CO  
80910  
(719) 520-6300 (main)  
(719) 520-7941 (direct)  
Sent from my iPhone

Begin forwarded message:

**From:** Holly Williams <[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)>  
**Date:** May 6, 2019 at 8:30:02 AM MDT  
**To:** Craig Dossey <[craigdossey@elpasoco.com](mailto:craigdossey@elpasoco.com)>  
**Subject:** Fwd: Matt Dunston, Walden Project Intentions

Sent from my iPhone

Commissioner Holly Williams  
719-374-0856

Begin forwarded message:

**From:** Michael Morris <[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)>  
**Date:** May 6, 2019 at 10:07:31 AM EDT  
**To:** Holly Williams <[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)>  
**Subject:** Re: Matt Dunston, Walden Project Intentions

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Great! Thank you

On Mon, May 6, 2019 at 8:06 AM Holly Williams  
<HollyWilliams@elpasoco.com> wrote:

Nina Ruiz has a a great contact. I always forward my emails directly to Craig Dossey, [craigdossey@elpasoco.com](mailto:craigdossey@elpasoco.com)<mailto:[craigdossey@elpasoco.com](mailto:craigdossey@elpasoco.com)>. His phone is 520-7941.

Sent from my iPhone

Commissioner Holly Williams  
719-374-0856

On May 5, 2019, at 10:21 PM, Michael Morris  
<[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)<mailto:[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)>> wrote:

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Holly,

Good evening! Can you tell me who you communicated with directly at the El Paso County Planning and Community Development? I only ask because I've read through all of the documentation that has been uploaded and I noticed that there is a mistake in what I sent you and I would like to make sure the facts that are presented are accurate. As an FYI - I have been working with Nina Ruiz - I am assuming that you sent something along to her boss. Any chance you can put me in touch with them or provide their name and I will locate the contact information?

The mistake that I made was the specific Parcel number. There were a series of sub missions that took place around the same time. The following parcel is actually for the homes that the land owner was looking to build.

\* WALDEN PRESERVE 2, FILING NO. 4 - FINAL PLAT APPLICATION, PARCEL NUMBERS: 6123001023. This doesn't change the theme of the email, just the analysis component on the homes. OWNER: Walden Corporation, LLC

\* FILE NO. U-19-002 RE: MONUMENT ACADEMY - APPROVAL OF LOCATION APPLICATION PARCEL NUMBERS: 6100000245. OWNER: 83 Walker, LLC

Anyway, I just wanted to make sure that the first email that I sent along was removed from any data because of this inaccuracy. I will be sending a more thorough email to El Paso County Planning tomorrow evening.

Thank you and have a great night!

-Mike

On Sat, May 4, 2019 at 11:13 AM Holly Williams  
<[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)<mailto:[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)>>>  
wrote:

If you do receive a call from our planning department, then you can ask whether this decision Also must be approved by the county commission. I assume it is, but am so new, that I cannot guarantee that.

I believe the subdivision proposal definitely comes before the county commission.

One thing — I cannot communicate my opinions in these type of matters, otherwise, I then have to revise myself. These are called quasi judicial matters.

Sent from my iPhone

Commissioner Holly Williams  
719-374-0856

On May 4, 2019, at 10:57 AM, Michael Morris

<[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)<mailto:[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)><mailto:[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)<mailto:[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)>>>

wrote:

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Holly,

No worries and thank you. I completely understand.

Mike Morris  
719.661.6484

On Sat, May 4, 2019 at 8:52 AM Holly Williams  
<[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)<mailto:[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)><mailto:[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)<mailto:[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)>>>

wrote:  
I will give you a call. I do apologize I am visiting family — like my grandkids.

Sent from my iPhone

Commissioner Holly Williams

On May 4, 2019, at 12:39 AM, Michael Morris  
<[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)<mailto:[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)><mailto:[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)<mailto:[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)><mailto:[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)>>>

wrote:  
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Holly,

Good evening! I am sorry to be a pest, but we only have a few



days until the hearing (09 AM on Tues, 7 May) and I have contacted a number of individuals to include the Governors office, Mayors office, School Board of Education, D38 School District, CDOT, El Paso County Planning and Development and have not had much traction in learning how our community could prevent approval of this location for its intended building. I have now decided to move onto the news organizations: Gazette, KRDO and KKTV. As a community, many of us feel our voice isn't being heard.

In the meantime, I thought that I would share the petition that I started - we now have ~400 supporters, nearly all from the area that will be impacted and interestingly enough includes signatures from Monument Academy families as well.

To view the petition, go to

<http://chng.it/QXCnMjWBgX><<http://chng.it/QXCnMjWBgX>><<http://chng.it/QXCnMjWBgX><<http://chng.it/QXCnMjWBgX>>><<http://chng.it/QXCnMjWBgX>><<http://chng.it/QXCnMjWBgX>>>>

#### INTRODUCTION:

I am a resident of the Preserve at Walden in Monument/Black Forest, a relatively remote location perfectly positioned between Denver and Colorado Springs. There are multiple subdivisions in the area and the land near our subdivision on Highways 83 and 105 was recently acquired and a section of the land was donated to Monument Academy for use.

According to the submitted Letters of Intent: "The school, as proposed, would consist of approximately 55,000 SF built in phase one, and an additional 30,000 SF to be constructed in a future phase... While most of these functions would be constructed in the first phase, the second phase would likely expand the athletic and performance arts spaces including a multi-purpose performance venue. In addition to the school functions, the YMCA of the Pikes Peak Region, the largest non-profit community support organization serving El Paso County, proposes to occupy approximately 12,000 SF of phase one space that would be co-located with the school."

It appears that in this rapid acquisition of land and desire to quickly develop another school, the architects, developers, and

the School District have forgotten about the most important aspect - safety of its residents. How does a school purpose to control its attendees when you have a 'high-profile facility' such as a YMCA co-located with school age students. Have we already forgotten about the recent scare in Colorado and those that have occurred around the nation since the Columbine High School Shooting? Why would we invite more people to the place our children are most vulnerable during their learning hours?

These additions to our community will severely effect the safety of our children (in the neighborhood and the school), impose restrictions on our commute, increase road related incidents, will increase crime and severely impact our privacy because of the significant and complex building being proposed, diminish our water rights, and decrease our quality of life. There is a fear amongst the community members that the projected ingress and egress points aren't sufficient for a busy roadway like SH83. On a daily occurrence, this will cause commuters coming from the high school and YMCA to revert to driving through the housing community. Shudder to think that this could be exponentially compounded should there be a natural disaster, like the Black Forest Fire (2013), where community residents become trapped because of the poor construction of roads.

The only way we can prevent the growth of this "personal" planned project for commercial application is to oppose and reject the "APPROVAL OF LOCATION" for the development of Monument Academy at the intersection of Highways 83 and 105. People of Monument and Black Forest areas, this is your future, stand up and defend it by signing this petition.

I apologize in advance, but the remainder of the petition gets rather lengthy. I wanted to make sure that all of the facts found in submitted documentation and through meetings was presented appropriately.

#### DESCRIPTION:

As a several year resident of Colorado, my family has enjoyed the natural appeal of the immense wildlife, the exclusive feeling of being separated from neighbors and the relaxed tight-knit community that the Preserve at Walden has provided. With the proposed changes that are aggressively coming to our neighborhood - that could all change at the El Paso County Planning Commission Hearing at 9:00 am on May 7, 2019. The building of a school

wouldn't be a problem, had it been communicated properly to the residents of the community and had the owner not tried to sneakily orchestrate a YMCA, Commercial building, and potentially clustered homes into the design.

The land in front of our subdivision has always been classified as Residential (RR-5) property and homes have been selling as residential properties since the members of our communities purchased homes in the Preserve at Walden (and surrounding communities). Everyone that purchased property in this area was aware that the land in front of the subdivision was for residential build out and was owned by Lewis Palmer School Board of Education (District 38).

At the time of drafting this petition, it appears the land is still owned by the purchaser (and co-developer of surrounding communities):

“April 25, 2019 RE: MONUMENT ACADEMY - APPROVAL OF LOCATION

APPLICATION PARCEL NUMBERS: 6100000245<<tel:6100000245>>

OWNER:

83 Walker, LLC a Colorado Limited Liability Company

Matthew W. Dunston, Managing Partner

1230 Scarsbrook Ct. Monument, CO

80132<<https://maps.google.com/?q=1230+Scarsbrook+Ct.+Monument,+CO+80132&entry=gmail&source=g>><<https://maps.google.com/?q=1230+Scarsbrook+Ct.+Monument,+CO+80132&entry=gmail&source=g>><<https://maps.google.com/?q=1230+Scarsbrook+Ct.+Monument,+CO+80132&entry=gmail&source=g>>>

APPLICANT:

Monument Academy

Don Griffin, PhD, Executive Director

1150 Village Ridge Point Monument, CO

80132<<https://maps.google.com/?q=1150+Village+Ridge+Point+Monument,+CO+80132&entry=gmail&source=g>><<https://maps.google.com/?q=1150+Village+Ridge+Point+Monument,+CO+80132&entry=gmail&source=g>><<https://maps.google.com/?q=1150+Village+Ridge+Point+Monument,+CO+80132&entry=gmail&source=g>>>

s://maps.google.com/?q=1150+Village+Ridge+Point+Monument,+CO+80132&entry=gmail&source=g>> “

According to the EPC Development Application Review, dated 19 November 2018:

“The site totals approximately 65 acres. The owner is requesting Preliminary Plan and Rezoning approval to subdivide the site into 3 parcels. Parcel 1, totaling approximately 20.75 acres, is intended to facilitate the Monument Academy high school and YMCA facility. Parcel 2, totaling approximately 16.6 acres, is intended to facilitate an office / commercial facility. Parcel 3, totaling approximately 19.5 acres, is intended to facilitate a multi-family residential community of approximately 6 du/ac. Specific zoning designations will be discussed during the EA meeting. Proposed vehicular access to the site is as follows: North - Walker Rd, West - Hwy 83, South/east - Walden subdivision via Pinehurst Drive extension.”

The Letters of Intent specifically lay out plans for an increase in homes, the development of a Charter High School, an adjoined YMCA, possible inclusion of clustered homes, and later a commercial area for Gas, shopping, food, etc.

Until recently, the community and surrounding communities have been unaware that a high school with potentially an 80,000 square-foot facility and accompanying YMCA were going to be built right in front of our subdivision. In a meeting on 30 April 2019, at the Hideaway in Monument, CO, with the subdivision co-developer and El Paso County Development Services Department residents were told that the Monument Academy would be building a portion of the YMCA attached to their building as “Special Use” during the initial phase (TRACT A). If I understood correctly, this “Special Use” classification effectively meant that the community wouldn’t necessarily have a vote in the matter of the additional space.

This appears to be an accurate assessment, according to the Letter of Intent submitted to El Paso County Development Services Department, dated 25 April 2019.

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“DEVELOPMENT REQUEST

The applicant is requesting an APPROVAL OF LOCATION allowing the applicant to construct and operate a middle school and high school on the site as defined and described below.

#### SITE INFORMATION

The 64.10 acre Monument Academy site is currently zoned RR-5 and is located within a portion of the NW1/4 of Section 15, T11S, R66W of the 6th PM. More specifically, the property is located at the southeast corner of the intersection of Highway 83 and Walker Road. Vehicular access to the site will be via two interior roadways accessing Walker Road on the north and Highway 83 on the west. See Traffic Circulation below of a detailed description of vehicular access.

#### PROPOSED SCHOOL CAMPUS

Monument Academy, Colorado Charter School authorized by the Lewis-Palmer School District No. 38, desires to construct a new middle/high school serving grades 6-12. The school intends to open in the fall of 2020 with approximately 600 students and anticipates growing its enrollment to 1,000 students at full build out. The school as proposed, would consist of approximately 55,000 SF built in phase one, and an additional 30,000 SF to be constructed in a future phase. The school will contain all customary program spaces such as academic spaces, athletic and gymnasium spaces, band, vocal music, art, drama and typical support spaces such as administrative and counseling spaces. While most of these functions will be constructed in the first phase, the second phase would likely expand the athletic and performance arts spaces including a multi-purpose performance venue.

#### TRAFFIC CIRCULATION

To support these proposed uses on the site, robust on-site traffic circulation and parking facilities are proposed. Primary access to the site will be provided by a new roadway extending south from Walker Road into the site. Based on the Traffic Study, a Tee Intersection is proposed at the intersection of Walker Road and the new north-south roadway entering the site. The proposed intersection is located at the high point of Walker Road. Depending on future development plans and traffic requirements, the access point on Walker Road could potentially be converted to a roundabout at a future time. An additional right-in; right-out

access is planned to extend from State Highway easterly into the site. This access will extend east-west across the property, connecting with the future extension of Pinehurst Circle planned through the adjoining Walden Preserve 2 PUD southeast of the school site. Both the north-south and eastwest access roads will be constructed with the ultimate intention of dedication as public collector roadways in conjunction with a future subdivision application.

The applicant intends to submit a subdivision plat application for the entire 65 acre parcel within sixty days of completion of the Location Approval process. All required road right-of-way dedication and public roadway/intersection improvement construction, including CDOT permitting of the Hwy 83 right-in / right-out intersection, will be facilitated through the upcoming subdivision process. Two separate parking lots will be constructed within the school site, providing dedicated access and parking for students and faculty in one lot on the north side of the school building, while the second lot will provide drop off and loading spaces for students brought to school by parents. The second lot on the south side of the building will provide additional staff parking and visitor parking. Entrances to these parking lots will be separated by the maximum distance afforded by the site to prevent congestion during peak times. The site improvements will also ultimately include regional athletic fields and connection to a regional pedestrian and equestrian trail system.

#### UTILITIES

The proposed school site is located within close proximity to the central water and wastewater systems owned and operated by the Walden Corporation, which currently serves Kilmer Elementary School. The easterly boundary of the school site is adjacent to the existing Walden Wastewater Treatment Facility. The Walden Corporation will work collaboratively with the Monument Academy to provide the required central water and wastewater system connections and ensure that sufficient capacity is provided.

#### FUTURE DEVELOPMENT AND APPLICATIONS

In addition to the school functions, Monument Academy is currently negotiating with the YMCA of the Pikes Peak Region, the largest non-profit community support organization serving El Paso County, to occupy approximately 12,000 SF of phase one space that

would be co-located with the school. The YMCA program would consist of athletic spaces such as a healthy living center, group exercise class space, personal training, and other similar functions. As with the school, the YMCA envisions constructing their program space in phases. Phase two could include an expanded healthy living center, additional group exercise spaces and potentially a competition aquatic venue. While negotiations with the YMCA have yet to be finalized, if all of these envisioned uses are eventually constructed, future phases would total approximately 40,000 SF of additional space. Inclusion of the YMCA land uses will require a future special use zoning application.

Ultimately, the 64.10 acre parcel is planned to be subdivided into three parcels, one of which will contain the 19.84 acre school parcel. In order to subdivide the 64.10 acre parcel, the applicant will be required to submit a minor land subdivision application. This application will immediately follow the Approval of Location process. Long term development of the remaining two parcels, currently zoned RR-5, include the potential development of a mixed use community containing neighborhood commercial, office, multi-family residential and/or single family residential. Future development of these two parcels will require zone change and site development plan applications.”

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Furthermore, during this same meeting, it was proposed by the owner that he was unaware what would be going into the Tract B (Parcel 2) and Tract C (Parcel 3) plans. Personally, I am struggling to believe these comments because he called the placement of Monument Academy his “vision.” All documentation on the matter thus far points to commercial application of Tract B and a good possibility of “clustered homes” in Tract C.

As evidence, stated in LSC #184820, dated 14 March 2019, Tract B of the proposal would aim for future development of a Gasoline Service Station with Convenience Center, Shopping Center, a Bank, Fast Food Restaurant with Drive-Through Window, Sit-Down Restaurant, Medical-Dental Office, and General Office Building. Meanwhile, during the submission of the initial planning checklist on 29 November 2018; it was noted that the area should be rezoned for community oriented commercial uses.

These developments are in stark contrast to the environment which our residents currently reside and purchased their homes. These additions to our community will severely effect the safety of our children (in the neighborhood and the school), impose restrictions on our commute, increase road related incidents, will increase crime and severely impact our privacy because of the significant and complex building being proposed, diminish our water rights, and decrease our quality of life. There is a fear amongst the community members that the projected ingress and egress points aren't sufficient for a busy roadway like SH83. On a daily occurrence, this will cause commuters coming from the high school and YMCA to revert to driving through the housing community. Shudder to think that this could be exponentially compounded should there be a natural disaster, like the Black Forest Fire (2013), where community residents become trapped because of the poor construction of roads.

Furthermore, the current projections done by LSC do not account for the high-traffic that is redirected from I-25 or the new housing developments that have been going up over the past few years (and continue). This will cause a back-up trying to get onto SH83, especially since news organizations and GPS devices redirect traffic through Highway 83 and Highway 105. Heaven forbid that there is ever a natural disaster in this area, the community would be stuck with no ability to exit.

Additionally, per the Major Transportation Corridors Plan (MTCP) 2040 Roadway Plan, the roadway infrastructure on Highway 105 is not currently expected to expand until 2040. Meanwhile, we have not heard of an expansion to Highway 83. Yet, according to LSC #184820, dated March 14, 2019:

“As shown in Table 1, in the short term, with development of the school and YMCA only, the site is projected to generate about 3,392 new vehicle - trips on the average weekday, with about one-half of the vehicles entering and one - half of the vehicles exiting in a 24 - hour period. During the morning peak hour, which was assumed to occur between 7:45 and 8:45 a.m., about 551 vehicles would enter and 344 vehicles would exit the site. During the afternoon peak hour of the school, which was assumed to occur for one hour between 2:00 to 3:00 p.m., about 228 vehicles would enter and 309 vehicles would exit the site. During the afternoon peak hour of the adjacent street traffic, which generally occurs for one hour between 4:30 and 6:30 p.m., about 121 vehicles would enter and 151 vehicles would exit the site.”



These projections will severely impact commute times from Colorado Springs to Denver (everyday) and vice versa as highway 83 is used to bypass the poor development of our roadway infrastructure. This will cause significant delays, impatient drivers, and frequent accidents on Highway 83 from housing communities coming off Baptist\Hodgen Road through to County Line Road. The current infrastructure cannot handle an influx of new commuters, especially given the fact that there is a nearby grade school that also commutes during the same times. According to LSC #184820, dated March 14, 2019:

“The signal - controlled SH 83/Walker/Highway 105 intersection is projected to operate at a level of service D overall or better based on the 2040 background and total traffic conditions. The eastbound through and westbound and southbound left - turn movements are projected to operate at LOS E during the morning peak hour and LOS D or better during the other hours analyzed. All other movements are projected to operate at LOS D or better. This analysis assumes the addition of eastbound and westbound left - turn lanes approaching this intersection and protected phasing for those movements. By 2040 two northbound and two southbound through lanes and potentially dual northbound and westbound left - turn lanes will be needed at this intersection to maintain an acceptable level of service. This intersection should be reevaluated when development plans for the future tracts within Walden North are submitted.”

We do not object to any residential development as proposed when we purchased the lots here at our subdivision; what we object to is the shopping and convenience center' s being built alongside our residential environment, the development of a recreational facility on an already congested road, the probable down-sizing of the associated land for homes (clustered homes), and most importantly the impact to the natural habitats for the wildlife (Elk, Fox, Bear, Coyote, Squirrels, Prairie Dogs, Rabbits, Wild cats, and many other wonderful creatures. The observed plans that were submitted until recently have always been “single family residential lots.” Meanwhile, the new plans represent a Tract C, which calls for 19.28 acres of Multi-family residential property, the commercial application of land in Tract B, and a YMCA recreational facility that will affect traffic and be an eye sore for our subdivision.

Furthermore, the remaining lots that have yet to be sold will be

harder to sell if these complexes are built in front of the existing subdivisions and home values will be decreased significantly. If the residents of this community wanted to live in an Urban environment we would have moved into apartments or moved closer to either the town of Monument, Colorado Springs, or Denver.

Finally, I'll close with the most important aspect of the entire petition. It appears that during this rapid acquisition of land and desire to quickly develop another school, the architects, developers, and the School District have forgotten about the most important aspect safety of its residents. How does a school purpose to control its attendees when you have a 'high-profile facility' such as a YMCA co-located with school age students. Have we already forgotten about the recent scare in Colorado and those that have occurred around the nation since the Columbine High School Shooting? Why would we invite more people to the place our children are most vulnerable during their learning hours?

As a home owner and father of children in D38, I am calling for a stop to the idea of building a school with a YMCA and a commercial shopping center in front of our subdivisions. This community is not against economic development and we welcome residential homes in front of our subdivision; but not clustered homes, homes without land, commercial buildings, or recreational facilities. The proposed project affects the safety of our families, friends, neighbors and the beautiful Colorado wildlife.

The only way we can prevent the growth of this "personal" planned project for commercial application is to oppose and reject the "APPROVAL OF LOCATION" for the development of Monument Academy at the intersection of Highways 83 and 105. People of Monument and Black Forest, this is your future, stand up and defend it by signing this petition.

We, the people of Monument and Black Forest, call on the Colorado State representatives, Department of Education, and County Commissioners to stop the Approval of Location of Monument Academy.

On Fri, May 3, 2019 at 12:14 PM Michael Morris  
<[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)<<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>>

:[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)<<mailto:mikestefmorris@gmail.com>>><<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>>>>>

wrote:

Holly,

Thank you for the reply. I left you a voicemail today in regards to a question that I had and was hoping to get your opinion.

If you have the opportunity could you call me back at your earliest convenience - 719-661-6484.

Thank you,

Mike Morris

On Thu, May 2, 2019 at 12:00 PM Holly Williams

<[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)<<mailto:HollyWilliams@elpasoco.com>><<mailto:HollyWilliams@elpasoco.com>><<mailto:HollyWilliams@elpasoco.com>>><<mailto:HollyWilliams@elpasoco.com><<mailto:HollyWilliams@elpasoco.com>><<mailto:HollyWilliams@elpasoco.com>>>>> wrote:

Thank you for your comments. I have forwarded your e-mail to our planning department so that it is part of the official record.

Holly

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From: Michael Morris

[[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)<<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>>>>>]

Sent: Monday, April 29, 2019 10:30 PM

To: Holly Williams

Subject: Matt Dunston, Walden Project Intentions

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

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Good evening! I am a resident of the Preserve at Walden in Monument/Black Forest. There are multiple subdivisions in the

area and the land near our subdivision on Highways 83 and 105 was recently acquired and donated to Monument Academy, coincidentally by the Co-developer of the surrounding subdivision and owner of the Walden Corporation Water and Sanitation.

As a several year resident of Colorado, my family has enjoyed the natural appeal of the immense wildlife, the exclusive feeling of being separated from neighbors and the relaxed tight-knit community that the Preserve at Walden has provided. With the proposed changes that are aggressively coming to our neighborhood, that could all change. This wouldn't be a problem, had it been communicated properly to the residents and not deceitfully orchestrated by a Monument Academy Board of Directors, the same individual who Co-developed the housing divisions and owns the water rights. I have to wonder if there is an alternative motive to this grand plan?

The land in front of our subdivision has always been classified as Residential property and homes have been selling as residential properties since the members of our communities purchased homes in the Preserve at Walden (and surrounding communities). Everyone that purchased property in this area was aware that the land in front of the subdivision was for residential build out and was owned by Lewis Palmer School Board of Education.

What we did not know is that a member of the area would be selected to the Monument Academy School Board of Directors, would serve on the board until the land was approved by the D38 School District to be built upon, would coincidentally acquire and subsequently donate the land to the school district and would then obtain rights to build 73 homes on the property. Was this a donation for charity or for self-preservation and profitability? Coincidentally, this provider is the Co-Builder of the subdivision in which residents live. At the time of request to procure the land in September 2018, Matt Dunston specifically requested that the acquired 45.27 parcel will facilitate the building of residential properties. Yet, he knew all along, because of his membership on the board, that this particular property was specifically for the school (as designated by LP School District).

As stated in the Letter of Intent to El Paso County Planning and Community Development, dated 19 September 2018, RE: WALDEN PRESERVE 2, FILING NO. 4 - FINAL PLAT APPLICATION, PARCEL

NUMBERS: 6123001023:

"The applicant is requesting a final plat approval for the Walden Preserve 2, Filing No. 4 subdivision. The 45.27 acre parcel will facilitate the development of 23 single family residential lots at a minimum lot size of 1.0 acres each and the development of 18.16 acres of open space. The proposed average lot size is 1.06 acres and the proposed gross density is 1 lot per 1.97 acres.

#### JUSTIFICATION FOR REQUEST

This application is consistent with the goals and objectives of the Black Forest Preservation Plan, approved PUD zoning and pending administrative approval of the Walden Preserve 2 amended PUD Development Plan and Preliminary Plan.

#### EXISTING AND PROPOSED IMPROVEMENTS

Existing improvements within this parcel are related to existing recreational opportunities including fishing ponds, structured play areas and trails. The area contains some drainage facilities related to earlier Walden Preserve filings. Storm water facilities are estimated to be less than 10% of the subdivision's total open space areas and have been designed such that they play an integral part in the subdivision's recreational activities.

Proposed improvements within this parcel include; 23 single family residential lots, County owned and maintained asphalt roadways, expanded recreational facilities, expanded trail facilities, drainage channels, drainage detention ponds, electric service, natural gas service and telephone service.

Water service, including fire hydrants, will be provided by a central water system. Waste water collection and treatment will be provided by a central waste water system. Both systems currently exist and are owned and operated by the development company. Work is currently underway to develop a Metropolitan District which would take over ownership, maintenance and operation of the water and waste water facilities. Should the applicant be unsuccessful in obtaining the various required governmental approvals and permits necessary to implement the proposed Metropolitan District, the current central water and waste water facilities owner, the Walden Corporation, will own and maintain the central water and waste water facilities

proposed within this application. “

Meanwhile, the residents of the surrounding communities were never informed that Mr. Dunston had intentions to mis-inform the community or the Black Forest Preservation Plan during the filings of purchase. On 1 September 2018, in our community news Issue #211, Volume 18, Number 9, it was first reported that “Monument Academy (MA) hopes to build a new ‘high school’ at the southeast corner of Highways 83 and 105. It would include grades 6 through 12, and, “This would open up 300 elementary school seats” in MA’ s building at 1150 Village Ridge Pt<<https://maps.google.com/?q=1150+Village+Ridge+Pt&entry=gmail&source=g>><<https://maps.google.com/?q=1150+Village+Ridge+Pt&entry=gmail&source=g><<https://maps.google.com/?q=1150+Village+Ridge+Pt&entry=gmail&source=g>>>. in Monument, said Vice President Tiffiney Upchurch.”

According to the same article (on page 4), “in 2017, the D-38 board approved the construction of a high school for MA, to be located at the intersection of Highways 105 and 83.”

At the time of the approval for this particular land, Matt Dunston was on the Board of Directors for Monument Academy. He was aware of the intent to build on this section of the property. He then resigned from the Board in May 2018 and coincidentally Monument Academy began requesting RFPs for construction and design of a new school in June 2018. According to the Monument Academy website, “General Contractor RFP process began in June 2018. Monument Academy thru our Builder’ s Representative, Kurt Connelly, requested a proposal to provide Preconstruction consulting and Construction Manager/General Contractor services for constructing our new high school facility.”

On October 11, 2018, the Monument Academy Board of Directors Meeting Minutes stated:

“Property Sale - On September 27, 2018, the Lewis-Palmer School Board of Education voted to sell the property at Highways 105 and 83 to Matt Dunston. The sale should be completed within thirty days. It is the intention of Matt and Bill Dunston to donate approximately 39 of the nearly 70 acres to Monument Academy for the site of our new high school.”

As residents of the community, we were unaware of this perceived deceitfulness taking place. Mr. Dunston knowingly acquired the

land with his first-hand knowledge of the school district plans and was deceitful during the Letter of Intent that was submitted 9 days prior in September 2018 - specifically where he lays out plans for the building of homes vice an update in March 2019' s Revised Letter of Intent where he now addresses the development of a High School, YMCA, and later a metro area for Gas, shopping, and food.

Interestingly, there was a similar coincidence of events that occurred in the Monument Academy meeting minutes from October 11, 2018 - where Matt Dunston, with Monument Academy official and members of the YMCA visited a school in Nebraska (one day prior to the LP School Board of Education (D38) vote to sell the property to Matt Dunston.)

“Site Visit - \_On September 26, 2018, the following individuals visited Philip Schoo Middle School in Lincoln Nebraska. The reason for the visit: the middle school has included the Fallbrook YMCA into its building:

Boyd Williams President & CEO, YMCA of the Pikes Peak Region

Brian Risley Y Board Chair & Monument Academy Architect

Jeff Peterson COO, YMCA of the Pikes Peak Region

Don Griffin Monument Academy Executive Director

Matt Dunston Residential Developer

Bill Dunston Residential Developer

The Monument Team met with:

Barb Bettin President & CEO, YMCA of Lincoln

Scott Wieskamp Director of Operations- Lincoln Public Schools

TJ Schirmer AE Project Manager - \_The Clark Enersen Partners

Tim Ripp Architect- The Clark Enersen Partner

JP Lauterbach COO, YMCA of Lincoln

The tour included details pertaining to operations, security, after hour programs and the structure of the their partnership.”

As a reminder, this transaction occurred only 8 days after Matt Dunston declared on the Letter of Intent that he was building homes in the subdivision which he has previously built several. After he procured the land, he near immediately transferred the land to Monument Academy. The community was unaware that residential plans were going to change from the September 2018 letter of intent that outlined acre lot properties to develop potentially smaller properties and lower the price of homes in the area.

Nor, until recently, were we aware that a high school with an accompanying potentially 80,000 square-foot YMCA was going to be built right in front of our subdivision. These additions to our community will affect our quality of life, diminish our water rights, impose restrictions, significantly impact our safety, decrease our commute (reminder: Walker is only a two-lane road), will increase road related incidents, will increase crime and severely impact our privacy because of the significant and complex building being proposed. As stated in LSC #184820, dated 14 March 2019, Tract B of the proposal would aim for future development of a Gasoline Service Station with Convenience Center, Shopping Center, a Bank, Fast Food Restaurant with Drive-Through Window, Sit-Down Restaurant, Medical-Dental Office, General Office Building. This is in stark contrast to the environment which our residents currently reside and purchased their homes.

Additionally, per the Major Transportation Corridors Plan (MTCP) 2040 Roadway Plan, the roadway infrastructure on Highway 105 is not currently expected to expand until 2040. Meanwhile, I personally have not heard of an expansion to Highway 83. Yet, according to (LSC #184820), dated March 14, 2019:

“As shown in Table 1, in the short term, with development of the school and YMCA only, the site is projected to generate about 3,392 new vehicle - trips on the average weekday, with about one-half of the vehicles entering and one - half of the vehicles exiting in a 24 - hour period. During the morning peak hour, which was assumed to occur between 7:45 and 8:45 a.m., about 551



vehicles would enter and 344 vehicles would exit the site. During the afternoon peak hour of the school, which was assumed to occur for one hour between 2:00 to 3:00 p.m., about 228 vehicles would enter and 309 vehicles would exit the site. During the afternoon peak hour of the adjacent street traffic, which generally occurs for one hour between 4:30 and 6:30 p.m., about 121 vehicles would enter and 151 vehicles would exit the site.”

These projections will severely impact commute times from Colorado Springs to Denver (everyday) and vice versa as highway 83 is used to bypass the poor development of our roadway infrastructure. This will cause significant delays, impatient drivers, and frequent accidents on Highway 83 from Baptist\Hodgen Road to County Line Road. The current infrastructure can not handle an influx of new commuters, especially given the fact that there is a nearby grade school that also commutes during the same times.

We do not object to any residential development as proposed when we purchased the lots here at our subdivision; what we object to is the shopping and convenience center’ s being built alongside our residential environment, the development of a recreational facility on an already congested road, the down-sizing of the associated land for homes, and most importantly the impact to the natural habitats for the wildlife (Elk, Fox, Bear, Coyote, Squirrels, Meerkats, Rabbits, Wild cats, and many other wonderful creatures (not sure if we have any endangered habitats or animals in this area: perhaps research should be conducted)). The Letter of Intent, submitted in September 2018, proposed “23 single family residential lots at a minimum lot size of 1.0 acres each and the development of 18.16 acres of open space.” Meanwhile, the new plans represent a Tract C, which calls for 19.28 acres of Multi-family residential property (164 units) and the YMCA recreational facility that will affect traffic and be an eye sore for our subdivision.

Furthermore, the remaining lots that have yet to be sold will be harder to sell if these complexes are built in front of the existing subdivisions and home values will be decreased significantly. If the residents of this community wanted to live in an Urban environment we would have moved into apartments or moved closer to either the town of Monument, Colorado Springs, or Denver.

As a home owner and father of children in D38, I am calling for a

stop to the idea of building a school, a metro shopping center and a YMCA in front of our subdivisions. This community is not against economic development and we welcome residential homes in front of our subdivision; but not a massive unit apartment complex, homes without land, commercial building, or recreational facilities. The proposed project affects the safety of our families, friends, neighbors and the beautiful Colorado wildlife. Especially considering that the perception of this entire agenda provides benefits and conceivable wealth to one person at the stake of an entire community, city, and state.

Could someone please take an in-depth look into this project as our community is feeling very apprehensive about the forthcoming agenda. Many in the community feel that certain liberties were violated. I conducted my own analysis via open-source methods and I too am feeling uncomfortable with the findings. I thought that I should bring this to someone's attention.

I appreciate your time and effort in this matter.

V/r,

Mike Morris

Email:

[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)<mailto:mikestefmorris@gmail.com><mailto:mikestefmorris@gmail.com<mailto:mikestefmorris@gmail.com>>><mailto:mikestefmorris@gmail.com<mailto:mikestefmorris@gmail.com><mailto:mikestefmorris@gmail.com<mailto:mikestefmorris@gmail.com>>><mailto:mikestefmorris@gmail.com<mailto:mikestefmorris@gmail.com><mailto:mikestefmorris@gmail.com<mailto:mikestefmorris@gmail.com>>><mailto:mikestefmorris@gmail.com<mailto:mikestefmorris@gmail.com><mailto:mikestefmorris@gmail.com<mailto:mikestefmorris@gmail.com>>><mailto:mikestefmorris@gmail.com<mailto:mikestefmorris@gmail.com><mailto:mikestefmorris@gmail.com<mailto:mikestefmorris@gmail.com>>>>>

CP: 719-661-6484

## Nina Ruiz

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**From:** Craig Dossey  
**Sent:** Monday, May 06, 2019 9:07 AM  
**To:** Nina Ruiz  
**Subject:** FW: Matt Dunston, Walden Project Intentions

**Categories:** Red Category

### Craig Dossey

Executive Director  
El Paso County Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
719-520-7941  
[craigdossey@elpasoco.com](mailto:craigdossey@elpasoco.com)

---

**From:** Holly Williams  
**Sent:** Monday, May 6, 2019 8:30 AM  
**To:** Craig Dossey  
**Subject:** Fwd: Matt Dunston, Walden Project Intentions

Sent from my iPhone

Commissioner Holly Williams  
719-374-0856

Begin forwarded message:

From: Michael Morris <[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)>  
Date: May 6, 2019 at 10:07:31 AM EDT  
To: Holly Williams <[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)>  
Subject: Re: Matt Dunston, Walden Project Intentions

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Great! Thank you

On Mon, May 6, 2019 at 8:06 AM Holly Williams <[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)>  
wrote:

Nina Ruiz has a a great contact. I always forward my emails directly to Craig Dossey, [craigdossey@elpasoco.com](mailto:craigdossey@elpasoco.com)<<mailto:craigdossey@elpasoco.com>>. His phone is 520-7941.

Sent from my iPhone

Commissioner Holly Williams  
719-374-0856

On May 5, 2019, at 10:21 PM, Michael Morris  
<[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)<<mailto:mikestefmorris@gmail.com>>> wrote:

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Holly,

Good evening! Can you tell me who you communicated with directly at the El Paso County Planning and Community Development? I only ask because I' ve read through all of the documentation that has been uploaded and I noticed that there is a mistake in what I sent you and I would like to make sure the facts that are presented are accurate. As an FYI - I have been working with Nina Ruiz - I am assuming that you sent something along to her boss. Any chance you can put me in touch with them or provide their name and I will locate the contact information?

The mistake that I made was the specific Parcel number. There were a series of sub missions that took place around the same time. The following parcel is actually for the homes that the land owner was looking to build.

- \* WALDEN PRESERVE 2, FILING NO. 4 - FINAL PLAT APPLICATION, PARCEL NUMBERS: 6123001023. This doesn' t change the theme of the email, just the analysis component on the homes. OWNER: Walden Corporation, LLC
- \* FILE NO. U-19-002 RE: MONUMENT ACADEMY - APPROVAL OF LOCATION APPLICATION PARCEL NUMBERS: 6100000245. OWNER: 83 Walker, LLC

Anyway, I just wanted to make sure that the first email that I sent along was removed from any data because of this inaccuracy. I will be sending a more thorough email to El Paso County Planning tomorrow evening.

Thank you and have a great night!

-Mike

On Sat, May 4, 2019 at 11:13 AM Holly Williams

<[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)<<mailto:HollyWilliams@elpasoco.com>>> wrote:

If you do receive a call from our planning department, then you can ask whether this decision Also must be approved by the county commission. I assume it is, but am so new, that I cannot guarantee that.

I believe the subdivision proposal definitely comes before the county commission.

One thing — I cannot communicate my opinions in these type of matters, otherwise, I then have to revise myself. These are called quasi judicial matters.

Sent from my iPhone

Commissioner Holly Williams  
719-374-0856

On May 4, 2019, at 10:57 AM, Michael Morris

<[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)<<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>>> wrote:

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---

Holly,

No worries and thank you. I completely understand.

Mike Morris  
719.661.6484

On Sat, May 4, 2019 at 8:52 AM Holly Williams

<[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)<<mailto:HollyWilliams@elpasoco.com>><<mailto:HollyWilliams@elpasoco.com>>>> wrote:

I will give you a call. I do apologize I am visiting family — like my grandkids.

Sent from my iPhone

Commissioner Holly Williams

On May 4, 2019, at 12:39 AM, Michael Morris

<[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)<<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>>><<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>>>> wrote:

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Holly,

Good evening! I am sorry to be a pest, but we only have a few days until the hearing (09 AM on Tues, 7 May) and I have contacted a number of individuals to include the Governors office, Mayors office, School Board of Education, D38 School District, CDOT, El Paso County Planning and Development and have not had much traction in learning how our community could prevent approval of this location for its intended building. I have now decided to move onto the news organizations: Gazette, KRDO and KKTV. As a community, many of us feel our voice isn't being heard.

In the meantime, I thought that I would share the petition that I started - we now have ~400 supporters, nearly all from the area that will be impacted and interestingly enough includes signatures from Monument Academy families as well.

To view the petition, go to

<http://chnг.it/QXCnMjWBgX><<http://chnг.it/QXCnMjWBgX>><<http://chnг.it/QXCnMjWBgX>><<http://chnг.it/QXCnMjWBgX>>><<http://chnг.it/QXCnMjWBgX>><<http://chnг.it/QXCnMjWBgX>>>>

INTRODUCTION:

I am a resident of the Preserve at Walden in Monument/Black Forest, a relatively remote location perfectly positioned between Denver and Colorado Springs. There are multiple subdivisions in the area and the land near our subdivision on Highways 83 and 105 was recently acquired and a section of the land was donated to Monument Academy for use.

According to the submitted Letters of Intent: "The school, as proposed, would consist of approximately 55,000 SF built in phase one, and an additional 30,000 SF to be constructed in a future phase... While most of these functions would be constructed in the first phase, the second phase would likely expand the athletic and performance arts spaces including a multi-purpose performance venue. In addition to the school functions, the YMCA of the Pikes Peak Region, the largest non-profit community support organization serving El Paso County, proposes to occupy approximately 12,000 SF of phase one space that would be co-located with the school."

It appears that in this rapid acquisition of land and desire to quickly develop another school, the architects, developers, and the School District have forgotten about the most important aspect - safety of its residents. How does a school purpose to control its attendees when you have a 'high-profile facility' such as a YMCA co-located with school age students. Have we already forgotten about the recent scare in Colorado and those that have occurred around the nation since the Columbine High School Shooting? Why would we invite more people to the place our children are most vulnerable during their learning hours?

These additions to our community will severely effect the safety of our children (in the neighborhood and the school), impose restrictions on our commute, increase road related incidents, will increase crime and severely impact our privacy because of the significant and complex building being proposed, diminish our water rights, and decrease our quality of life. There is a fear amongst the community members that the projected ingress and egress points aren't sufficient for a busy roadway like SH83. On a daily occurrence, this will cause commuters coming from the high school and YMCA to revert to driving through the housing community. Shudder to think that this could be exponentially compounded should there be a natural disaster, like the Black Forest Fire (2013), where community residents become trapped because of the poor construction of roads.

The only way we can prevent the growth of this "personal" planned project for commercial application is to oppose and reject the "APPROVAL OF LOCATION" for the development of Monument Academy at the intersection of Highways 83 and 105. People of Monument and Black Forest areas, this is your future, stand up and defend it by signing this petition.

I apologize in advance, but the remainder of the petition gets rather lengthy. I wanted to make sure that all of the facts found in submitted documentation and through meetings was presented appropriately.

DESCRIPTION:

As a several year resident of Colorado, my family has enjoyed the natural appeal of the immense wildlife, the exclusive feeling of being separated from neighbors and the relaxed tight-knit community that the Preserve at Walden has provided. With the proposed changes that are aggressively coming to our neighborhood - that could all change at the El Paso County Planning Commission Hearing at 9:00 am on May 7, 2019. The building of a school wouldn't be a problem, had it been communicated properly to the residents of the community and had the owner not tried to sneakily orchestrate a YMCA, Commercial building, and potentially clustered homes into the design.

The land in front of our subdivision has always been classified as Residential (RR-5) property and homes have been selling as residential properties since the members of our communities purchased homes in the Preserve at Walden (and surrounding communities). Everyone that purchased property in this area was aware that the land in front of the subdivision was for residential build out and was owned by Lewis Palmer School Board of Education (District 38).

At the time of drafting this petition, it appears the land is still owned by the purchaser (and co-developer of surrounding communities):

“April 25, 2019 RE: MONUMENT ACADEMY - APPROVAL OF LOCATION

APPLICATION PARCEL NUMBERS: 6100000245<<tel:6100000245>>

OWNER:

83 Walker, LLC a Colorado Limited Liability Company

Matthew W. Dunston, Managing Partner

1230 Scarsbrook Ct. Monument, CO  
80132<<https://maps.google.com/?q=1230+Scarsbrook+Ct.+Monument,+CO+80132&entry=gmail&source=g>><<https://maps.google.com/?q=1230+Scarsbrook+Ct.+Monument,+CO+80132&entry=gmail&source=g>><<https://maps.google.com/?q=1230+Scarsbrook+Ct.+Monument,+CO+80132&entry=gmail&source=g>>>

APPLICANT:



Monument Academy

Don Griffin, PhD, Executive Director

1150 Village Ridge Point Monument, CO

80132<<https://maps.google.com/?q=1150+Village+Ridge+Point+Monument,+CO+80132&entry=gmail&source=g>><<https://maps.google.com/?q=1150+Village+Ridge+Point+Monument,+CO+80132&entry=gmail&source=g><<https://maps.google.com/?q=1150+Village+Ridge+Point+Monument,+CO+80132&entry=gmail&source=g>>> “

According to the EPC Development Application Review, dated 19 November 2018:

“The site totals approximately 65 acres. The owner is requesting Preliminary Plan and Rezoning approval to subdivide the site into 3 parcels. Parcel 1, totaling approximately 20.75 acres, is intended to facilitate the Monument Academy high school and YMCA facility. Parcel 2, totaling approximately 16.6 acres, is intended to facilitate an office / commercial facility. Parcel 3, totaling approximately 19.5 acres, is intended to facilitate a multi-family residential community of approximately 6 du/ac. Specific zoning designations will be discussed during the EA meeting. Proposed vehicular access to the site is as follows: North - Walker Rd, West - Hwy 83, South/east - Walden subdivision via Pinehurst Drive extension.”

The Letters of Intent specifically lay out plans for an increase in homes, the development of a Charter High School, an adjoined YMCA, possible inclusion of clustered homes, and later a commercial area for Gas, shopping, food, etc.

Until recently, the community and surrounding communities have been unaware that a high school with potentially an 80,000 square-foot facility and accompanying YMCA were going to be built right in front of our subdivision. In a meeting on 30 April 2019, at the Hideaway in Monument, CO, with the subdivision co-developer and El Paso County Development Services Department residents were told that the Monument Academy would be building a portion of the YMCA attached to their building as “Special Use” during the initial phase (TRACT A). If I understood correctly, this “Special Use” classification effectively meant that the community wouldn’t necessarily have a vote in the matter of the additional space.

This appears to be an accurate assessment, according to the Letter of Intent submitted to El Paso County Development Services Department, dated 25 April 2019.

//////////////////START OF COPY AND PASTE OF LOI //////////////////

## “DEVELOPMENT REQUEST

The applicant is requesting an APPROVAL OF LOCATION allowing the applicant to construct and operate a middle school and high school on the site as defined and described below.

## SITE INFORMATION

The 64.10 acre Monument Academy site is currently zoned RR-5 and is located within a portion of the NW1/4 of Section 15, T11S, R66W of the 6th PM. More specifically, the property is located at the southeast corner of the intersection of Highway 83 and Walker Road. Vehicular access to the site will be via two interior roadways accessing Walker Road on the north and Highway 83 on the west. See Traffic Circulation below of a detailed description of vehicular access.

## PROPOSED SCHOOL CAMPUS

Monument Academy, Colorado Charter School authorized by the Lewis-Palmer School District No. 38, desires to construct a new middle/high school serving grades 6-12. The school intends to open in the fall of 2020 with approximately 600 students and anticipates growing its enrollment to 1,000 students at full build out. The school as proposed, would consist of approximately 55,000 SF built in phase one, and an additional 30,000 SF to be constructed in a future phase. The school will contain all customary program spaces such as academic spaces, athletic and gymnasium spaces, band, vocal music, art, drama and typical support spaces such as administrative and counseling spaces. While most of these functions will be constructed in the first phase, the second phase would likely expand the athletic and performance arts spaces including a multi-purpose performance venue.

## TRAFFIC CIRCULATION

To support these proposed uses on the site, robust on-site traffic circulation and parking facilities are proposed. Primary access to the site will be provided by a new roadway extending south from Walker Road into the site. Based on the Traffic Study, a Tee Intersection is proposed at the intersection of Walker Road and the new north-south roadway entering the site. The proposed intersection is located at the high point of Walker Road. Depending on future development plans and traffic requirements, the access point on Walker Road could potentially be converted to a roundabout at a future time. An additional right-in; right-out access is planned to extend from State Highway easterly into the site. This access will extend east-west across the property, connecting with the future extension of Pinehurst Circle

planned through the adjoining Walden Preserve 2 PUD southeast of the school site. Both the north-south and eastwest access roads will be constructed with the ultimate intention of dedication as public collector roadways in conjunction with a future subdivision application.

The applicant intends to submit a subdivision plat application for the entire 65 acre parcel within sixty days of completion of the Location Approval process. All required road right-of-way dedication and public roadway/intersection improvement construction, including CDOT permitting of the Hwy 83 right-in / right-out intersection, will be facilitated through the upcoming subdivision process. Two separate parking lots will be constructed within the school site, providing dedicated access and parking for students and faculty in one lot on the north side of the school building, while the second lot will provide drop off and loading spaces for students brought to school by parents. The second lot on the south side of the building will provide additional staff parking and visitor parking. Entrances to these parking lots will be separated by the maximum distance afforded by the site to prevent congestion during peak times. The site improvements will also ultimately include regional athletic fields and connection to a regional pedestrian and equestrian trail system.

#### UTILITIES

The proposed school site is located within close proximity to the central water and wastewater systems owned and operated by the Walden Corporation, which currently serves Kilmer Elementary School. The easterly boundary of the school site is adjacent to the existing Walden Wastewater Treatment Facility. The Walden Corporation will work collaboratively with the Monument Academy to provide the required central water and wastewater system connections and ensure that sufficient capacity is provided.

#### FUTURE DEVELOPMENT AND APPLICATIONS

In addition to the school functions, Monument Academy is currently negotiating with the YMCA of the Pikes Peak Region, the largest non-profit community support organization serving El Paso County, to occupy approximately 12,000 SF of phase one space that would be co-located with the school. The YMCA program would consist of athletic spaces such as a healthy living center, group exercise class space, personal training, and other similar functions. As with the school, the YMCA envisions constructing their program space in phases. Phase two could include an expanded healthy living center, additional group exercise spaces and potentially a competition aquatic venue. While negotiations with the YMCA have yet to be finalized, if all of these envisioned uses are eventually constructed, future phases would total approximately 40,000 SF of additional space. Inclusion of the YMCA land

uses will require a future special use zoning application.

Ultimately, the 64.10 acre parcel is planned to be subdivided into three parcels, one of which will contain the 19.84 acre school parcel. In order to subdivide the 64.10 acre parcel, the applicant will be required to submit a minor land subdivision application. This application will immediately follow the Approval of Location process. Long term development of the remaining two parcels, currently zoned RR-5, include the potential development of a mixed use community containing neighborhood commercial, office, multi-family residential and/or single family residential. Future development of these two parcels will require zone change and site development plan applications.”

//////////////////END OF COPY AND PASTE OF LOI //////////////////

Furthermore, during this same meeting, it was proposed by the owner that he was unaware what would be going into the Tract B (Parcel 2) and Tract C (Parcel 3) plans. Personally, I am struggling to believe these comments because he called the placement of Monument Academy his “vision.” All documentation on the matter thus far points to commercial application of Tract B and a good possibility of “clustered homes” in Tract C.

As evidence, stated in LSC #184820, dated 14 March 2019, Tract B of the proposal would aim for future development of a Gasoline Service Station with Convenience Center, Shopping Center, a Bank, Fast Food Restaurant with Drive-Through Window, Sit-Down Restaurant, Medical-Dental Office, and General Office Building. Meanwhile, during the submission of the initial planning checklist on 29 November 2018; it was noted that the area should be rezoned for community oriented commercial uses.

These developments are in stark contrast to the environment which our residents currently reside and purchased their homes. These additions to our community will severely effect the safety of our children (in the neighborhood and the school), impose restrictions on our commute, increase road related incidents, will increase crime and severely impact our privacy because of the significant and complex building being proposed, diminish our water rights, and decrease our quality of life. There is a fear amongst the community members that the projected ingress and egress points aren't sufficient for a busy roadway like SH83. On a daily occurrence, this will cause commuters coming from the high school and YMCA to revert to driving through the housing community. Shudder to think that this could be exponentially compounded should there be a natural disaster, like the Black Forest Fire (2013), where community residents become trapped because of the poor construction of roads.

Furthermore, the current projections done by LSC do not account for the high-

traffic that is redirected from I-25 or the new housing developments that have been going up over the past few years (and continue). This will cause a back-up trying to get onto SH83, especially since news organizations and GPS devices redirect traffic through Highway 83 and Highway 105. Heaven forbid that there is ever a natural disaster in this area, the community would be stuck with no ability to exit.

Additionally, per the Major Transportation Corridors Plan (MTCP) 2040 Roadway Plan, the roadway infrastructure on Highway 105 is not currently expected to expand until 2040. Meanwhile, we have not heard of an expansion to Highway 83. Yet, according to LSC #184820, dated March 14, 2019:

“As shown in Table 1, in the short term, with development of the school and YMCA only, the site is projected to generate about 3,392 new vehicle - trips on the average weekday, with about one-half of the vehicles entering and one - half of the vehicles exiting in a 24 - hour period. During the morning peak hour, which was assumed to occur between 7:45 and 8:45 a.m., about 551 vehicles would enter and 344 vehicles would exit the site. During the afternoon peak hour of the school, which was assumed to occur for one hour between 2:00 to 3:00 p.m., about 228 vehicles would enter and 309 vehicles would exit the site. During the afternoon peak hour of the adjacent street traffic, which generally occurs for one hour between 4:30 and 6:30 p.m., about 121 vehicles would enter and 151 vehicles would exit the site.”

These projections will severely impact commute times from Colorado Springs to Denver (everyday) and vice versa as highway 83 is used to bypass the poor development of our roadway infrastructure. This will cause significant delays, impatient drivers, and frequent accidents on Highway 83 from housing communities coming off Baptist\Hodgen Road through to County Line Road. The current infrastructure cannot handle an influx of new commuters, especially given the fact that there is a nearby grade school that also commutes during the same times. According to LSC #184820, dated March 14, 2019:

“The signal - controlled SH 83/Walker/Highway 105 intersection is projected to operate at a level of service D overall or better based on the 2040 background and total traffic conditions. The eastbound through and westbound and southbound left - turn movements are projected to operate at LOS E during the morning peak hour and LOS D or better during the other hours analyzed. All other movements are projected to operate at LOS D or better. This analysis assumes the addition of eastbound and westbound left - turn lanes approaching this intersection and protected phasing for those movements. By 2040 two northbound and two southbound through lanes and potentially dual northbound and westbound left - turn lanes will be needed at this intersection to maintain an acceptable level of service. This intersection should be reevaluated when development plans for the future tracts within Walden North

are submitted.”

We do not object to any residential development as proposed when we purchased the lots here at our subdivision; what we object to is the shopping and convenience center's being built alongside our residential environment, the development of a recreational facility on an already congested road, the probable down-sizing of the associated land for homes (clustered homes), and most importantly the impact to the natural habitats for the wildlife (Elk, Fox, Bear, Coyote, Squirrels, Prairie Dogs, Rabbits, Wild cats, and many other wonderful creatures. The observed plans that were submitted until recently have always been “single family residential lots.” Meanwhile, the new plans represent a Tract C, which calls for 19.28 acres of Multi-family residential property, the commercial application of land in Tract B, and a YMCA recreational facility that will affect traffic and be an eye sore for our subdivision.

Furthermore, the remaining lots that have yet to be sold will be harder to sell if these complexes are built in front of the existing subdivisions and home values will be decreased significantly. If the residents of this community wanted to live in an Urban environment we would have moved into apartments or moved closer to either the town of Monument, Colorado Springs, or Denver.

Finally, I'll close with the most important aspect of the entire petition. It appears that during this rapid acquisition of land and desire to quickly develop another school, the architects, developers, and the School District have forgotten about the most important aspect safety of its residents. How does a school purpose to control its attendees when you have a 'high-profile facility' such as a YMCA co-located with school age students. Have we already forgotten about the recent scare in Colorado and those that have occurred around the nation since the Columbine High School Shooting? Why would we invite more people to the place our children are most vulnerable during their learning hours?

As a home owner and father of children in D38, I am calling for a stop to the idea of building a school with a YMCA and a commercial shopping center in front of our subdivisions. This community is not against economic development and we welcome residential homes in front of our subdivision; but not clustered homes, homes without land, commercial buildings, or recreational facilities. The proposed project affects the safety of our families, friends, neighbors and the beautiful Colorado wildlife.

The only way we can prevent the growth of this “personal” planned project for commercial application is to oppose and reject the “APPROVAL OF LOCATION” for the development of Monument Academy at the intersection of Highways 83

and 105. People of Monument and Black Forest, this is your future, stand up and defend it by signing this petition.

We, the people of Monument and Black Forest, call on the Colorado State representatives, Department of Education, and County Commissioners to stop the Approval of Location of Monument Academy.

On Fri, May 3, 2019 at 12:14 PM Michael Morris  
<[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)<<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>>><<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>>>>> wrote:

Holly,

Thank you for the reply. I left you a voicemail today in regards to a question that I had and was hoping to get your opinion.

If you have the opportunity could you call me back at your earliest convenience - 719-661-6484.

Thank you,

Mike Morris

On Thu, May 2, 2019 at 12:00 PM Holly Williams  
<[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)<<mailto:HollyWilliams@elpasoco.com>><<mailto:HollyWilliams@elpasoco.com>><<mailto:HollyWilliams@elpasoco.com>>><<mailto:HollyWilliams@elpasoco.com>><<mailto:HollyWilliams@elpasoco.com>><<mailto:HollyWilliams@elpasoco.com>>>>> wrote:

Thank you for your comments. I have forwarded your e-mail to our planning department so that it is part of the official record.

Holly

---

From: Michael Morris

[[mikestefmorris@gmail.com](mailto:mikestefmorris@gmail.com)<<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>>><<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>><<mailto:mikestefmorris@gmail.com>>>>]

Sent: Monday, April 29, 2019 10:30 PM

To: Holly Williams

Subject: Matt Dunston, Walden Project Intentions

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Good evening! I am a resident of the Preserve at Walden in Monument/Black Forest. There are multiple subdivisions in the area and the land near our subdivision on Highways 83 and 105 was recently acquired and donated to Monument Academy, coincidentally by the Co-developer of the surrounding subdivision and owner of the Walden Corporation Water and Sanitation.

As a several year resident of Colorado, my family has enjoyed the natural appeal of the immense wildlife, the exclusive feeling of being separated from neighbors and the relaxed tight-knit community that the Preserve at Walden has provided. With the proposed changes that are aggressively coming to our neighborhood, that could all change. This wouldn't be a problem, had it been communicated properly to the residents and not deceitfully orchestrated by a Monument Academy Board of Directors, the same individual who Co-developed the housing divisions and owns the water rights. I have to wonder if there is an alternative motive to this grand plan?

The land in front of our subdivision has always been classified as Residential property and homes have been selling as residential properties since the members of our communities purchased homes in the Preserve at Walden (and surrounding communities). Everyone that purchased property in this area was aware that the land in front of the subdivision was for residential build out and was owned by Lewis Palmer School Board of Education.

What we did not know is that a member of the area would be selected to the Monument Academy School Board of Directors, would serve on the board until the land was approved by the D38 School District to be built upon, would coincidentally acquire and subsequently donate the land to the school district and would then obtain rights to build 73 homes on the property. Was this a donation for charity or for self-preservation and profitability? Coincidentally, this provider is the Co-Builder of the subdivision in which residents live. At the time of request to procure the land in September 2018, Matt Dunston specifically requested that the acquired 45.27 parcel will facilitate the building of residential properties. Yet, he knew all along, because of his membership on the board, that this particular property was specifically for the school (as designated by LP School District).

As stated in the Letter of Intent to El Paso County Planning and Community Development, dated 19 September 2018, RE: WALDEN PRESERVE 2, FILING NO. 4 -



FINAL PLAT APPLICATION, PARCEL NUMBERS: 6123001023:

“The applicant is requesting a final plat approval for the Walden Preserve 2, Filing No. 4 subdivision. The 45.27 acre parcel will facilitate the development of 23 single family residential lots at a minimum lot size of 1.0 acres each and the development of 18.16 acres of open space. The proposed average lot size is 1.06 acres and the proposed gross density is 1 lot per 1.97 acres.

#### JUSTIFICATION FOR REQUEST

This application is consistent with the goals and objectives of the Black Forest Preservation Plan, approved PUD zoning and pending administrative approval of the Walden Preserve 2 amended PUD Development Plan and Preliminary Plan.

#### EXISTING AND PROPOSED IMPROVEMENTS

Existing improvements within this parcel are related to existing recreational opportunities including fishing ponds, structured play areas and trails. The area contains some drainage facilities related to earlier Walden Preserve filings. Storm water facilities are estimated to be less than 10% of the subdivision’ s total open space areas and have been designed such that they play an integral part in the subdivision’ s recreational activities.

Proposed improvements within this parcel include; 23 single family residential lots, County owned and maintained asphalt roadways, expanded recreational facilities, expanded trail facilities, drainage channels, drainage detention ponds, electric service, natural gas service and telephone service.

Water service, including fire hydrants, will be provided by a central water system. Waste water collection and treatment will be provided by a central waste water system. Both systems currently exist and are owned and operated by the development company. Work is currently underway to develop a Metropolitan District which would take over ownership, maintenance and operation of the water and waste water facilities. Should the applicant be unsuccessful in obtaining the various required governmental approvals and permits necessary to implement the proposed Metropolitan District, the current central water and waste water facilities owner, the Walden Corporation, will own and maintain the central water and waste water facilities proposed within this application. “

Meanwhile, the residents of the surrounding communities were never informed that Mr. Dunston had intentions to mis-inform the community or the Black Forest Preservation Plan during the filings of purchase. On 1 September 2018,

in our community news Issue #211, Volume 18, Number 9, it was first reported that “Monument Academy (MA) hopes to build a new ‘high school’ at the southeast corner of Highways 83 and 105. It would include grades 6 through 12, and, “This would open up 300 elementary school seats” in MA’ s building at 1150 Village Ridge

Pt<<https://maps.google.com/?q=1150+Village+Ridge+Pt&entry=gmail&source=g>><<https://maps.google.com/?q=1150+Village+Ridge+Pt&entry=gmail&source=g>><<https://maps.google.com/?q=1150+Village+Ridge+Pt&entry=gmail&source=g>>>. in Monument, said Vice President Tiffiney Upchurch. ”

According to the same article (on page 4), “in 2017, the D-38 board approved the construction of a high school for MA, to be located at the intersection of Highways 105 and 83.”

At the time of the approval for this particular land, Matt Dunston was on the Board of Directors for Monument Academy. He was aware of the intent to build on this section of the property. He then resigned from the Board in May 2018 and coincidentally Monument Academy began requesting RFPs for construction and design of a new school in June 2018. According to the Monument Academy website, “General Contractor RFP process began in June 2018. Monument Academy thru our Builder’ s Representative, Kurt Connelly, requested a proposal to provide Preconstruction consulting and Construction Manager/General Contractor services for constructing our new high school facility.”

On October 11, 2018, the Monument Academy Board of Directors Meeting Minutes stated:

“Property Sale - On September 27, 2018, the Lewis-Palmer School Board of Education voted to sell the property at Highways 105 and 83 to Matt Dunston. The sale should be completed within thirty days. It is the intention of Matt and Bill Dunston to donate approximately 39 of the nearly 70 acres to Monument Academy for the site of our new high school.”

As residents of the community, we were unaware of this perceived deceitfulness taking place. Mr. Dunston knowingly acquired the land with his first-hand knowledge of the school district plans and was deceitful during the Letter of Intent that was submitted 9 days prior in September 2018 - specifically where he lays out plans for the building of homes vice an update in March 2019’ s Revised Letter of Intent where he now addresses the development of a High School, YMCA, and later a metro area for Gas, shopping, and food.

Interestingly, there was a similar coincidence of events that occurred in the Monument Academy meeting minutes from October 11, 2018 - where Matt Dunston,

with Monument Academy official and members of the YMCA visited a school in Nebraska (one day prior to the LP School Board of Education (D38) vote to sell the property to Matt Dunston.)

“Site Visit - \_On September 26, 2018, the following individuals visited Philip Schoo Middle School in Lincoln Nebraska. The reason for the visit: the middle school has included the Fallbrook YMCA into its building:

Boyd Williams President & CEO, YMCA of the Pikes Peak Region

Brian Risley Y Board Chair & Monument Academy Architect

Jeff Peterson COO, YMCA of the Pikes Peak Region

Don Griffin Monument Academy Executive Director

Matt Dunston Residential Developer

Bill Dunston Residential Developer

The Monument Team met with:

Barb Bettin President & CEO, YMCA of Lincoln

Scott Wieskamp Director of Operations- Lincoln Public Schools

TJ Schirmer AE Project Manager - \_The Clark Enersen Partners

Tim Ripp Architect- The Clark Enersen Partner

JP Lauterbach COO, YMCA of Lincoln

The tour included details pertaining to operations, security, after hour programs and the structure of the their partnership.”

As a reminder, this transaction occurred only 8 days after Matt Dunston declared on the Letter of Intent that he was building homes in the subdivision which he has previously built several. After he procured the land, he near immediately transferred the land to Monument Academy. The community was unaware that residential plans were going to change from the September

2018 letter of intent that outlined acre lot properties to develop potentially smaller properties and lower the price of homes in the area.

Nor, until recently, were we aware that a high school with an accompanying potentially 80,000 square-foot YMCA was going to be built right in front of our subdivision. These additions to our community will affect our quality of life, diminish our water rights, impose restrictions, significantly impact our safety, decrease our commute (reminder: Walker is only a two-lane road), will increase road related incidents, will increase crime and severely impact our privacy because of the significant and complex building being proposed. As stated in LSC #184820, dated 14 March 2019, Tract B of the proposal would aim for future development of a Gasoline Service Station with Convenience Center, Shopping Center, a Bank, Fast Food Restaurant with Drive-Through Window, Sit-Down Restaurant, Medical-Dental Office, General Office Building. This is in stark contrast to the environment which our residents currently reside and purchased their homes.

Additionally, per the Major Transportation Corridors Plan (MTCP) 2040 Roadway Plan, the roadway infrastructure on Highway 105 is not currently expected to expand until 2040. Meanwhile, I personally have not heard of an expansion to Highway 83. Yet, according to (LSC #184820), dated March 14, 2019:

“As shown in Table 1, in the short term, with development of the school and YMCA only, the site is projected to generate about 3,392 new vehicle - trips on the average weekday, with about one-half of the vehicles entering and one - half of the vehicles exiting in a 24 - hour period. During the morning peak hour, which was assumed to occur between 7:45 and 8:45 a.m., about 551 vehicles would enter and 344 vehicles would exit the site. During the afternoon peak hour of the school, which was assumed to occur for one hour between 2:00 to 3:00 p.m., about 228 vehicles would enter and 309 vehicles would exit the site. During the afternoon peak hour of the adjacent street traffic, which generally occurs for one hour between 4:30 and 6:30 p.m., about 121 vehicles would enter and 151 vehicles would exit the site.”

These projections will severely impact commute times from Colorado Springs to Denver (everyday) and vice versa as highway 83 is used to bypass the poor development of our roadway infrastructure. This will cause significant delays, impatient drivers, and frequent accidents on Highway 83 from Baptist\Hodgen Road to County Line Road. The current infrastructure can not handle an influx of new commuters, especially given the fact that there is a nearby grade school that also commutes during the same times.

We do not object to any residential development as proposed when we purchased the lots here at our subdivision; what we object to is the shopping and convenience center's being built alongside our residential environment, the

development of a recreational facility on an already congested road, the down-sizing of the associated land for homes, and most importantly the impact to the natural habitats for the wildlife (Elk, Fox, Bear, Coyote, Squirrels, Meerkats, Rabbits, Wild cats, and many other wonderful creatures (not sure if we have any endangered habitats or animals in this area: perhaps research should be conducted)). The Letter of Intent, submitted in September 2018, proposed “23 single family residential lots at a minimum lot size of 1.0 acres each and the development of 18.16 acres of open space.” Meanwhile, the new plans represent a Tract C, which calls for 19.28 acres of Multi-family residential property (164 units) and the YMCA recreational facility that will affect traffic and be an eye sore for our subdivision.

Furthermore, the remaining lots that have yet to be sold will be harder to sell if these complexes are built in front of the existing subdivisions and home values will be decreased significantly. If the residents of this community wanted to live in an Urban environment we would have moved into apartments or moved closer to either the town of Monument, Colorado Springs, or Denver.

As a home owner and father of children in D38, I am calling for a stop to the idea of building a school, a metro shopping center and a YMCA in front of our subdivisions. This community is not against economic development and we welcome residential homes in front of our subdivision; but not a massive unit apartment complex, homes without land, commercial building, or recreational facilities. The proposed project affects the safety of our families, friends, neighbors and the beautiful Colorado wildlife. Especially considering that the perception of this entire agenda provides benefits and conceivable wealth to one person at the stake of an entire community, city, and state.

Could someone please take an in-depth look into this project as our community is feeling very apprehensive about the forthcoming agenda. Many in the community feel that certain liberties were violated. I conducted my own analysis via open-source methods and I too am feeling uncomfortable with the findings. I thought that I should bring this to someone’s attention.

I appreciate your time and effort in this matter.

V/r,

Mike Morris

Email:

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