

Neighbors,

Following is an update on the Monument Academy Middle School and High School project proposed for the intersection of CO83 and Walker Road.

IMMEDIATE ACTION IS REQUIRED BY COMMUNITY RESIDENTS TO HAVE ANY CHANCE OF MITIGATING PROJECT IMPACTS!

- The Neighborhood Review meeting last Tuesday night at the Hideaway was disappointing, as none of the experts that were promised by Matt Dunston (Walden developer) to attend and answer questions were present. Very little information of substance was provided to the 65+ attendees other than a thorough explanation of the County's approval process by the County Planner, Nina Ruiz, whom we ourselves had invited.
- During the Tuesday meeting, Matt Dunston stated that approval of the CO83 access plans for the project by the state Colorado Dept. of Transportation (CDOT) "is a done deal." After checking with CDOT, it turns out that neither Matt Dunston nor the Academy have yet to apply to the state for approval of the proposed access plan and consequently CDOT has not yet performed any review. **The County is, however, poised to approve the project without the CDOT analysis.**
- Traffic-related concerns we have related to CDOT thus far include ****Known dangers of CO83 in its current condition and on challenging east-west connectors such as Baptist Road and CO105, as evidenced by recent fatalities, **Extreme high speed driving on CO83, **Extreme winter weather and fog in the area and the hazards these pose to young inexperienced drivers, **Lack of busing to the school resulting in individual and car pool drop-off and pick-up of up to 1000 students per day during morning and afternoon rush hours, and **Potentially huge traffic increases in traffic on the internal residential streets in the area should traffic congestion at this site prove to be as bad as at the Monument Academy at its CO105 site near I-25. We will also relate our concern about wildfire evacuation, very problematic for many in our area during the Black Forest Fire; and the increasing traffic on CO83 from I25 "Gap" construction pushing Denver traffic to CO83. Any others?**
- The traffic study being provided to the County by Walden Academy considers **ONLY** expected school traffic. Fortunately, CDOT has committed to consider ALL known and potential traffic loading, NOT just the school traffic. This will include accounting for the YMCA, retail and additional residential development (density unknown) planned for the site, as well as the impact of Flying Horse North and assumed traffic from the future development in our area.
- **Since CO83 is a state road, CDOT approval will be necessary for the school to actually begin construction even if the County Planning Commission approves the project.** In e-mail correspondence following the meeting, CDOT committed that it "will not move forward with any decisions that would impact El Paso County and the public safety without vetting the issues brought to its attention by community residents." It is up to us as individuals to make our concerns heard.

THE COUNTY PLANNING COMMISSION HEARING ON MAY 7 WILL BE OUR ONE AND ONLY CHANCE TO PROVIDE INPUT AND EXPRESS CONCERNS BEFORE A COUNTY DECISION TO APPROVE OR NOT APPROVE THE SITE FOR A SCHOOL IS REACHED. PLEASE ATTEND IF YOU CAN!

You can provide input to the County Planning Commission and the Colorado Department of Transportation (CDOT) in two ways:

- E-mail your views and concerns about the project IMMEDIATELY to:
 - Nina Ruiz, El Paso County Planning Commission: ninaruiz@elpasoco.com
 - Arthur Gonzales, Colorado Department of Transportation: arthur.gonzales@state.co.us
 - Steve Gutman, Walden: avantisteve@gmail.com

****BE SURE TO REQUEST A DELAY OF COUNTY PLANNING COMMISSION APPROVAL UNTIL CDOT HAS COMPLETED ITS REVIEW OF TRAFFIC SAFETY IMPACTS****

- Attend the El Paso County Planning Commission Hearing at **9:00 am on Tuesday, May 7th at 2880 International Cir, Colorado Springs, CO 80910.** If you choose to speak, be prepared with talking points and questions addressing your specific concerns. If you do not speak, please leave a written statement to be included with the meeting record.

An all-out effort by the community is needed to make sure that the County hears our concerns and knows that we are doing our best on all fronts to seek a project that is safe and minimally impacts our neighborhood, including our neighbors on Walker Road who are not in Walden. Thanks in advance for your active involvement and support! This is the time for each of us to be heard!

Steve Gutman
561 676-9539

www.elpasoco.org/committees

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 affect 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 the petition.

You can find this petition online at: <http://chng.it/jgLSp2d9G7>

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.



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APR
30

COMMUNITY REVIEW MTG TUES MAY 30 at 7:00pm - MONUMENT ACADEMY MIDDLE-HIGH SCHOOL PROJECT

Tue, Apr 30, 7:00 PM

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Event details










Neighbors, Matt Dunston just messaged me that he has arranged the meeting we requested last week to provide an opportunity for people in the community to review every aspect of the proposed location and site plan for this project with the consultants who developed the plan and its components. If it works like the review we had for the Second Filing a few years ago, each consultant will staff a table with plans and supporting documents such as water study, traffic analysis and report of anticipated impacts, and efforts to minimize visual/noise/light impacts on neighboring properties...plus any other questions you may have about the project. This is NOT A PRESENTATION or a meeting to "vent" our concerns. Rather, it is an opportunity to directly hear about the Academy's plans, query "experts" directly about aspects of

the project that concerns you, and identify issues that need to be worked out with the open and inquisitive mind.



After our review, let's share our reactions and get a "sense of the community." At this point, we have no neighborhood organization to address growth issues like this which immediately and directly impact those of us who live here today. Based on what we learn in the next few weeks, those who are interested may want to consider the need for an advocacy organization for our neighborhood to supplement the efforts of NEPCO and Friends of Black Forest, which deal with much bigger areas. See you on Tuesday!

Going

-  **Stefanie Morris**
Walden **Message**
-  **David Conway**
Walden **Message**
-  **Stephanie Colgate**
Walden **Message**
-  **Carole & Allan Zendle**
Walden **Message**
-  **Daphne Badeaux**
Walden **Message**
-  **Kim Callaway**
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-  **Jane Brown**
Walden **Message**
-  **Gary Wilson**
Walden **Message**
-  **Deserae Heskett**
Walden **Message**



Walden

Message
(/inbox/)



Dana Williams
Walden

Message



Steve Gutman
Walden

12 members are going

Photos





Steven Gutman <avantistev@gmail.com>

Re: Notice of Upcoming Walden Academy High School Neighborhood Review

8 messages

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Thu, Apr 25, 2019 at 6:04 PM

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Linda Conway, Walden

Safety for kids first and foremost should be considered. A high school at the intersection of highways 83 and 105 is a concern. Are there other examples of high schools on highways that can provide insight for this location?

😊 Thank Private message

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Sandra Wood, Walden

When is the meeting at The Retreat?

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Corina Smith, Walden

By The Retreat do you mean The Hideaway?



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Stefanie Morris, Walden

Multi family homes/ apartments would bring down the value of our homes.. I don't think many of us would be thrilled on losing

thousands of dollars! The reason most of us live out here is to be away from the city life! We have such beautiful land out... See more

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 Julee Hanebut, Walden

Thank you Steve for this. I'm not sure if you were here during the Black Forest fire or not. One main concern is also everyone's safety in the event of another fire and evacuation. We had to evacuate during the Black Forest fire. With limited access in... See more

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Stephanie Colgate, Walden

Any news on a scheduled meeting with the Dunstons?

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Janette Haver, Walden

Just input for your meeting Monday, may be of importance... or not. Sunday early evening during our walk there were at least 200 rounds of gun fire coming from a property close to the new proposed school sight. We hear gun fire frequently in the... [See more](#)

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Linda Conway, Walden

If you can attend, it is important to be there to learn and share concerns.

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Fri, Apr 26, 2019 at 5:57 PM

 Carole & Allan Zendle, Walden

Several new documents were filed on the county website yesterday. These include a revised Letter of Intent that updates the LOI filed by 83Walker LLC (Matt Dunston) on 4/13/19, as well as a Response to Comments document filed by the firm that did the... See more

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Sat, Apr 27, 2019 at 10:31 PM

 Eric Doremus, Wissler Ranch

Development will happen. The community

needs to focus on getting road improvements, lighting improvements, and pushing broadband internet into northern El Paso County. As development occurs we need to push for infrastructure improvements.

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Kim Callaway, Walden

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Alan Eliason, Walden

I apologize for being a one trick pony about the need to join Friends of Black Forest, but it might be the only thing we have to make growth more reasonable. Below I have pasted an email from Terry Stokka (head of Friends of Black Forest) that he sent... See more



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Steven Gutman <avantistev@gmail.com>

New School 83 & Walker

17 messages

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Sun, Apr 21, 2019 at 2:57 PM

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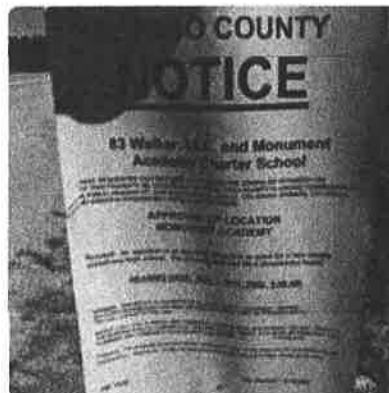


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Nick Anderson, Walden

This might end up being a hot button item and maybe it's already been discussed and I couldn't find it. Personally, I think a new high school at 83 and Walker road would be a nightmare for the neighborhood. All I can picture are cars lined up waiting to get in and out causing traffic problems. I think most of us have driven by the monument academy around pick up and drop off times and have seen...



[See more](#)

General · Apr 21 to 20 neighborhoods



Thank



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Susan Force, High Forest Ranch

Between this school and Flying Horse North, we'll never be able to get in and out of our driveway due to traffic. Nextdoor chose High Forest Ranch as my neighborhood, but I'm actually one of the people with driveways on 83.

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Charlie Mutka, Walden

As reported in the Community Newspaper the land was School District 38 land and was sold to the Dunstons(of Walden Water) who in turn donated it to the Charter School.

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2 more replies to "New School 83 & Walker"

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Kevin Brown, Elk Creek Ranches

I agree that it will likely turn things into a traffic nightmare. Also one other fact that is worth considering is the likely rise of petty crime in the area immediately surrounding the school... I think it is a very poor location choice... it is...

[See more](#)



Thank [Private message](#)



Linda Palatinus, Walden

I think the location is a good one.



Thank [Private message](#)

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Sun, Apr 21, 2019 at 9:05 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRG4TANZSGM2DI===@reply.nextdoor.com

To: avantisteve@gmail.com



3 more replies to "New School 83 & Walker"

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Susan Force, High Forest Ranch

From what I can tell, that traffic impact study doesn't consider the future impact of Flying Horse North, so it's essentially not accurate, since that development is most certainly in progress.



Thank [Private message](#)



Janie Morgan, Walden

In the interest of keeping everyone informed with the facts presented the Traffic Impact Study is public information and can be found using the steps below. Many other planning documents are also available. Happy Easter and Happy... [See more](#)



Thank [Private message](#)

View 1 more reply

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Mon, Apr 22, 2019 at 2:46 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRG4TANZSGM2DI===@reply.nextdoor.com

To: avantisteve@gmail.com



5 more replies to "New School 83 & Walker"

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Mark Wimer, Elk Creek Ranches

Jodi, the traffic analysis docs do show a YMCA entrance at the school.

 Thank [Private message](#)



Dawne Leone, Walden

I live off Walker on near the Hwy 83 intersection. I can't imagine what the traffic issues are going to be. I will definitely be at the hearing.

 Thank [Private message](#)

[View 3 more replies](#)

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Tue, Apr 23, 2019 at 2:32 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TANZSGM2DI===@reply.nextdoor.com

To: avantistev@gmail.com



Alan Eliason, Walden

Sorry to sound like a broken record, but if you haven't yet joined Friends of the Black Forest Preservation Plan, please do so today. It costs nothing to join and it's the easiest and best way to try to slow the unchecked growth. The 1600 plus members... [See more](#)

 Thank [Private message](#)

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Tue, Apr 23, 2019 at 7:52 PM

Reply-To: reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TANZSGM2DI===@reply.nextdoor.com
To: avantistev@gmail.com

 Valerie Melio, Settlers Ranch

I just joined. Thank you Alan.

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Thu, Apr 25, 2019 at 9:00 AM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TANZSGM2DI===@reply.nextdoor.com

To: avantistev@gmail.com



2 more replies to "New School 83 & Walker"

[View all replies](#)

 Carole & Allan Zandle, Walden

Neighbors, I attended the Walden HOA meeting on 4/17 and raised concerns about this matter. Matt Dunston, Walden land owner and

developer, owner of Walden water company and Walden HOA board member along with his brother who is Walden HOA president, was...

See more

😊 Thank Private message

 Robert Brown, Walden

I didn't realize that they are planning to build a school/YMCA, and a gas station/retail and multi family housing in that area. Am I reading that correctly on the submitted plans in the traffic review?

😊 Thank Private message

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Thu, Apr 25, 2019 at 10:43 AM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TANZSGM2DI===@reply.nextdoor.com

To: avantisteve@gmail.com

 Jane Brown, Walden

This is a snap shot of one of the documents within the link above. It shows office/commercial space, YMCA, a school, and 164 multi family housing units planned.



😊 Thank Private message

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Thu, Apr 25, 2019 at 1:45 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TANZSGM2DI===@reply.nextdoor.com

To: avantisteve@gmail.com



Drew Brandon, Walden

Wow these development plans are concerning for many reasons. Thank you for sharing.



Thank Private message

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Thu, Apr 25, 2019 at 4:21 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TANZSGM2DI===@reply.nextdoor.com

To: avantisteve@gmail.com

 Becky Ketcham, Walden

Thank you for sharing, would like to attend. Do you know where this meeting will be held

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Fri, Apr 26, 2019 at 3:40 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TANZSGM2DI===@reply.nextdoor.com

To: avantisteve@gmail.com

 Trina Harvey, Walden

Can I assume the county meeting scheduled for May 7 @ 9am will be in the County P & Z ???
Downtown?

 Thank [Private message](#)

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Sun, Apr 28, 2019 at 4:48 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TANZSGM2DI===@reply.nextdoor.com

To: avantistev@gmail.com



Heather Sharp, Walden

I agree! A nightmare!



Thank

Private message

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Mon, Apr 29, 2019 at 7:56 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TANZSGM2DI===@reply.nextdoor.com

To: avantistev@gmail.com



Janette Haver, Walden

Watch KRDO @10 tonight. They are having a piece on growth in southern CO... called The State of Growth. Looks like it's talking about the trends we're dealing with in our neck of the woods.



Thank

Private message

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Mon, Apr 29, 2019 at 11:13 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TANZSGM2DI===@reply.nextdoor.com

To: avantisteve@gmail.com



2 more replies to "New School 83 & Walker"

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Susan Force, High Forest Ranch

My husband and I are taking off work next Tuesday to go to the zoning meeting. I encourage anyone who's against this zoning change to accommodate the retail/commercial, 164 unit apartment, middle/high school and YMCA to join us if you're able. The sign... See more



Thank

[Private message](#)



Janette Haver, Walden

https://youtu.be/Z_5S3uiAHTU



Thank

[Private message](#)

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Tue, Apr 30, 2019 at 2:18 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRG4TANZSGM2DI===@reply.nextdoor.com

To: avantisteve@gmail.com



Janette Haver, Walden

I agree with Steve; tonight's meeting is key whether you agree or disagree with the plans for that acreage. Educate yourself, if you go to the county meeting uneducated and misspeak then everything you say will carry little to no weight.



Thank

Private message

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Steven Gutman <avantisteve@gmail.com>

Community Meeting

1 message

David Conway <David.Conway@kratosdefense.com>

Wed, May 1, 2019 at 8:06 AM

To: "hollywilliams@elpasoco.com" <hollywilliams@elpasoco.com>

Cc: "avantisteve@gmail.com" <avantisteve@gmail.com>, "conwaydv@gmail.com" <conwaydv@gmail.com>, "hhhaver@q.com" <hhhaver@q.com>

Commissioner Williams,

I hope your day is going well. I wanted to check back with you on dates for a community meeting. I expect the community meeting will be well received by the residents. Many of the residents attended a meeting on Tuesday, 30 May, concerning the proposed charter school at the intersection of Hwy 83 and Walker Road. Based on that meeting, attended by Nina Ruiz, I expect good participation in a community meeting with much interest in the future and direction of our part of the county. I hope we can do this in May to take advantage of using Kilmer Elementary School.

To be as transparent as possible, here are my objectives for a community meeting:

- Establish a relationship between the citizens and the county staff. We want a positive relationship.
- Information exchange. We need to know what is important to you and vice versa. This is where we ask questions and exchange perspectives (vision, traffic, water, Black Forest Preservation Plan, etc).
- Situational awareness. No one likes surprises or receiving information so late that it cannot be acted upon.
 - Review / refine processes for raising community awareness as soon as an activity surfaces that will impact the residents.

BTW, Ms Ruiz did an outstanding job addressing the citizens questions concerning the county's role in the charter school approval process. I've heard from multiple persons about how they appreciated her participation and knowledge.

I look forward to hearing from you.

Respectfully,

david conway

David V. Conway

719.472.3668 (office)

719.338.7140 (mobile)

conwaydv@gmail.com



Steven Gutman <avantistev@gmail.com>

What I posted this morning on Nextdoor.com in response to continued requests for info on the Neighborhood Review

1 message

Steven Gutman <avantistev@gmail.com>

Sun, Apr 28, 2019 at 8:04 AM

To: Matt Dunston <mattdunston@hotmail.com>

Cc: Allan Zandle <allan.zandle@verizon.net>

f.y.i. Hope to hear from you Monday afternoon that the Review at the Hideaway has been scheduled. Can I rely on your team to post notices of the Review at the entrances to Walden and Settlers' Ranch immediately thereafter?
Thanks much, Matt.
Steve



Steven Gutman <avantistev@gmail.com>

Fwd: "Potential" Monument Academy High School

1 message

ALLAN ZENDLE <allan.zendle@verizon.net>
To: avantistev@gmail.com

Wed, May 1, 2019 at 9:59 AM

From our neighbor.

Allan

Sent from my iPhone

Begin forwarded message:

From: LISA/PATRICK E LYONS <lyons5family@comcast.net>
Date: April 30, 2019 at 6:12:30 PM MDT
To: ninaruiz@elpasoco.com
Subject: "Potential" Monument Academy High School
Reply-To: LISA/PATRICK E LYONS <lyons5family@comcast.net>

Ma'am

Thank you for your valuable time.

It has come to my attention that Mr. Dunstin has "donated" land (20 acres) for the Monument Academy High School. This is BAD City Business. Mr. Dustin and his brother (Matt and Bill) have developed the Walden housing community (nearest intersection is Hwy 105 and Hwy 83). From the onset, they (with Bible in hand - I kid you not) have deceived the property owners. And now, we hear about this 11th hour "good will effort". Let me assure you this is a scheme. My understanding is after the school construction effort is underway they (the Dunstin's) intend to request rezone of an additional 40 acres to accommodate a YMCA, a gas station, and other commercial industry. This is a complete SURPRISE to the Walden community. And, it gets better, the Dunstin's own the Walden Water Facility. Expect the high school water rates to skyrocket after all the proposed infrastructure is in place. From a water availability perspective, I doubt there is reserve to accommodate this growth and this needs to be studied from and environmental impact perspective.

This is the highlight reel. I have not mentioned traffic, access, noise, safety, and all the things the Dunstin's promised the Walden Community as a quiet, gated community free from the economic hustle and bustle. Please feel free to contact me for a details. They

(the Dunstin's) are in it for the money and not the interests promised to the community.

STOP this scheme and study the truth before moving forward!!

Patrick and Lisa Lyons

4065 Sudbury Road

Colorado Springs, CO 80909

lyons5family@comcast.net



Steven Gutman <avantistev@gmail.com>

Re: Urgent alert: NEIGHBORHOOD UPDATE: PLEASE REVIEW AND...

1 message

Rhonda <rdinco@gmail.com>

Fri, May 3, 2019 at 1:49 PM

To: avantistev@gmail.com, ninaruiz@elpasoco.com, arthur.gonzales@state.co.us, Rhonda Dailey <rdinco@gmail.com>

I have been a resident of Walden North for 26 years, and moved to the area because I did not want to live in the busy, high traffic of Colorado Springs or Denver. I'm incredibly disappointed and greatly concerned with events surrounding the potential construction on CO83/Walker Road, and the way this has been handled by the Dunston brothers. **I AM REQUESTING A DELAY OF THE COUNTY LAND USE HEARING (currently scheduled for May 7th) UNTIL CDOT HAS COMPLETED ITS REVIEW OF TRAFFIC SAFETY IMPACTS.**

I have multiple concerns related to CDOT to include:

Known dangers of CO83 in its current condition and on challenging east-west connectors such as Baptist Road and CO105, as evidenced by recent fatalities

Extreme high speed driving on CO83

Extreme winter weather and fog in the area and the hazards these pose to young inexperienced drivers

Lack of busing to the school resulting in individual and car pool drop-off and pick-up of up to 1000 students per day during morning and afternoon rush hours

Potentially huge traffic increases in traffic on the internal residential streets in the area should traffic congestion at this site prove to be as bad as at the Monument Academy at its CO105 site near I-25

Wildfire evacuation- this was very problematic during the Black Forest Fire, and I experienced this firsthand

To be clear, in order for all issues to be assessed, **I AM REQUESTING A DELAY OF THE COUNTY LAND USE HEARING (currently scheduled for May 7th) UNTIL CDOT HAS COMPLETED ITS REVIEW OF TRAFFIC SAFETY IMPACTS.**

Thank you in advance for your assistance in this situation.

Rhonda Dailey
18060 Woodhaven Drive
Black Forest 80908
719.322.4377



Steven Gutman <avantisteve@gmail.com>

Monument Academy High School

1 message

Lee & John <johnlputnam@gmail.com>

Fri, May 3, 2019 at 1:52 PM

To: ninaruiz@elpasoco.com

Cc: "avantisteve@gmail.com" <avantisteve@gmail.com>

Ms Ruiz

I am concerned with the construction of the Monument Academy High School at State Highway 83 and Walker Road.

My primary concern is that the local residents have not been given time to consider the project, nor opportunity to voice their opinion. Respectfully, I request you delay any final decisions. At minimum, please delay until CDOT has completed its review of the project's impact on traffic and safety.

Regards,
John Putnam
17710 Woodhaven Dr
719.287.4311

REQUEST A DELAY OF THE COUNTY LAND USE HEARING UNTIL CDOT HAS COMPLETED ITS REVIEW OF TRAFFIC SAFETY IMPACTS**



Steven Gutman <avantisteve@gmail.com>

Concerns about Monument Academy Middle School and High School Project

1 message

Cliff Kotnik <clkotnik@att.net>

Fri, May 3, 2019 at 4:34 PM

To: ninaruiz@elpasoco.com, arthur.gonzales@state.co.us

Cc: avantisteve@gmail.com

Ms. Ruiz and Mr. Gonzales,

I am a resident of Walden subdivision adjacent to the proposed Monument Academy project at the intersection of Hwys 105 and 83 in northern El Paso County. I request that approval for this project be delayed until the full traffic impact is analyzed. I have reviewed the material available on the project and feel the traffic impact contained in it is not complete. I know many of my neighbors have expressed well founded concerns about the traffic on Hwys 83 and 105. I would like to speak as someone who daily travels from the intersection of Woodhaven Dr. and Walker Rd. west on Walker to the Hwy 83 intersection. Here are some specific points that concern me.

The available traffic study was based on August data when the Kilmer Elementary school on Walker Rd was not in session and when my 25 years of experience tell me is a very low traffic time.

The westbound traffic on Walker Rd already backs up behind any person turning left at Hwy 83 to head south. Straight through and right turn vehicles alike get stuck. When school buses or construction vehicles are in the line the backup is substantial. Westbound Walker needs additional lanes from any new intersection servicing a school, YMCA, commercial property and homes. These are not in the current plan.

I think the Woodhaven/Walker intersection is an accident waiting to happen and increased traffic will bring it on. Walker Rd has a steep downhill slope going from east to west at this intersection. Shortly before reaching Woodhaven, Walker makes a dip into which vehicles become invisible to a person waiting to turn left from Woodhaven onto westbound Walker. Twice a year the morning sun is shining straight into ones eyes as you look east onto Walker so the trick of waiting to guess whether any vehicle is in the dip does not work. Before this project is approved I think this intersection needs some sort of safety measure added like a stoplight.

I hope you will not rush into the approval of this project before traffic safety is completely addressed.

Best regards,

Cliff Kotnik

3550 Pitch Pl

Colorado Springs, CO 80908

(719)488-8357

Cliff Kotnik



Steven Gutman <avantistev@gmail.com>

Monument Academy/YMCA project at the corner of Hwy. 83 and Hwy. 105/Walker Road

1 message

Marty Levy <mlevy6659@gmail.com>

Fri, May 3, 2019 at 5:02 PM

To: ninaruiz@elpasoco.com

Cc: arthur.gonzales@state.co.us

Bcc: avantistev@gmail.com

Dear Ms. Ruiz -

It is my understanding that El Paso County is considering approval of this project, but that no review by the Colorado Department of Transportation (CDOT) has yet been performed. I would like to strongly urge that the county land use hearing be **put on hold** until such a review is completed. This area has been highly problematic in the past, with several serious accidents near that location. (This seems to have been improved by the installation of a much-needed traffic light. Thank You to whoever made that happen.)

It would be tragic if such a significant new development were to reduce the safety in this area and for someone to be seriously injured or killed. I'm sure that health and safety is among your highest priorities.

In addition to basic safety concerns, I suspect that there are also traffic volume issues to be considered. Hwy 83 traffic continues to increase, and adding a large school complex will require intelligent traffic mitigation planning, including a plan for the large number of private vehicles that will be travelling to/from the area to transport students, given that Monument Academy reportedly does not intend to utilize school buses.

Regards,

Martin Levy
17487 Cabin Hill Lane
Colorado Springs, CO 80908
mlevy6659@gmail.com
408/391-1615



Steven Gutman <avantisteve@gmail.com>

Urgent alert: Monument/Black Forest Friends, I am...

1 message

Nextdoor Walden <reply@hs.email.nextdoor.com>

Sun, May 5, 2019 at 12:10 AM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGEYDGNZZGY3TO===@reply.nextdoor.com

To: avantisteve@gmail.com

 Stefanie Morris, Walden

Monument/Black Forest Friends,

I am sorry for the repeat posting, but we are within 72 hours of the hearing and 48 hours of submitting the signatures of this petition. If you haven't read or signed this petition, we are looking for signatures to help REJECT THE APPROVAL OF LOCATION for Monument Academy Middle School/High School due to safety, roadway, and wildlife concerns. As you will see in the petition, the intentions of the planned project start with an initial 55K sq-foot facility that will house a school and planned adjoined YMCA, and eventually culminate with future commercial building and probably cluster homes in our beautiful, scenic neighborhood. Since the petition started on Friday AM - our local community has already gained approximately 500 signatures support! -HUGE

We have received significant commentary from the folks in the area that they were of the understanding that the land owner's actions had been finalized. However, as we have learned, the approval of location and CDOT approvals are yet to be finalized. We need as many supporters as possible - both on this petition and in person on Tuesday, 7 May @ 09 AM at the El Paso County Planning Commission Hearing Room located on the Second Floor of the Pikes Peak Regional Development Center at 2880 International Circle, Colorado Springs, Colorado 80910. We have been advised that this could make an impact as well for any future follow-on meetings.

We live in a strong, tight, and small (relatively) country community that shares similar values, we should continue to support Colorado's culture through the protection of its natural habitats, simple living, and diversity of its people.

Stopping the location of the school is the first step to maintaining our safety, beautiful natural surroundings, and preserving the wildlife in our neighborhood. We need all petition voters to sign by Monday at noon CST. Please continue to share with your family and friends in the local area via social media and discussion.

If you can not make the meeting on Tuesday, please feel free to contact me (mikestefmorris@gmail.com) for any questions, concerns, comments that you would like presented at the meeting and we will address your concerns!

People of Monument and Black Forest areas, this is your future, stand up and



Steven Gutman <avantistev@gmail.com>

Re: Urgent alert: NEIGHBORHOOD UPDATE: PLEASE REVIEW AND...

5 messages

Nextdoor Walden <reply@rs.email.nextdoor.com>

Fri, May 3, 2019 at 5:29 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGEYDENBRGIYDS===@reply.nextdoor.com

To: avantistev@gmail.com

Amie Bennight, Walden

It's too much. <https://www.krdo.com/news/top-stories/special-report-is-north-colorado-springs-development-overexposed-/1074646594>

Thank [Private message](#)

[View or reply](#)

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Fri, May 3, 2019 at 6:36 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGEYDENBRGIYDS===@reply.nextdoor.com

To: avantistev@gmail.com

Kim Callaway, Walden

Steve, has anyone addresses this?
Is it outdated info?
El Paso county requires 30 acres for a senior high.
<https://planningdevelopment>.



elpasoco.com/wp-content/uploads/ResourcesReference/MasterPlan/Black-Forest-Preservation-Plan.pdf



Thank [Private message](#)

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Fri, May 3, 2019 at 7:25 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGEYDENBRGIYDS===@reply.nextdoor.com

To: avantisteve@gmail.com



Kim Callaway, Walden

20.75 aches for the senior high.

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 18.6 acres, is intended to facilitate an office / commercial facility. Parcel 3, totaling approximately 18.5 acres.

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but the fact that the existing traffic structure can't handle more mass traffic. Also, as a charter school, are the associated at all with D-38, or outside the... See more

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Steven Gutman <avantistev@gmail.com>

Monument Academy MS & HS proposed for intersection of CO83 and Walker Rd

2 messages

Amanda Verrie <amanda.verrie@gmail.com>

Sun, May 5, 2019 at 12:26 PM

To: NINARUIZ@elpasoco.com, arthur.gonzales@state.co.us, avantistev@gmail.com

Hello,

I am writing to you today to share my voice of concern and dismay with the proposal of building a middle/high school and commercialized businesses on the intersection of CO83 and Walker Rd.

I purchased a home in this community in 2006, my family has lived east of Kilmer Elementary since 1993. I love this area for what it is... a rural country community with access to the amenities of the town of Monument and I hope that my writing this can help keep it as such.

I have great concerns for building a middle/high school at this intersection. I was part of the Lewis-Palmer School District committee as a parent and employee when District 38 still owned the land, and was debating over if they could utilize that land in their growth plans. The first consideration is the weather at this intersection is vastly different that what you will find in Monument proper, so it does not make sense to send inexperienced drivers into worse road and weather conditions than what they or their parents can see as they asses looking out their windows at home. Second, CO83 is a fast moving highway with increasing traffic over the last few years. I have seen so many awful accidents at the intersection being discussed that as a mother of teen drivers I would not allow my children to cross at that intersection at any time prior to the light that recently was put in. And we still use great caution when we cross over due to the accidents that we have seen over the years.

Quality of life... as I stated earlier I purchased my home with a county rural lifestyle in mind. It was NEVER shared that any type of commercial/business building was intended for that land. I DO NOT want any of that in my backyard. I had always been under the impression that it would be developed for more neighborhoods and houses. I have concern over the increased traffic that will be driving through our neighborhood and the increase of possible criminal activity that could also come along with it.

I do hope you will keep my concerns and requests in mind as a taxpayer and home owner as you make your decisions on the request of the developer to build a middle/high school and commercialized/business to the intersection of CO83 and Walker Road.

Thank you for your time and consideration,
Amanda Verrie
720-530-3444
amanda.verrie@gmail.com

Steven Gutman <avantistev@gmail.com>

Sun, May 5, 2019 at 4:25 PM

To: Amanda Verrie <amanda.verrie@gmail.com>

Cc: NINARUIZ@elpasoco.com, arthur.gonzales@state.co.us

Very well said, Amanda, perfect. This is the kind of observation and concern CDOT is looking for from us. Hope you can articulate that at the hearing.

Thanks again

Steve

[Quoted text hidden]



Steven Gutman <avantistev@gmail.com>

Monument Academy at Hwy 83/105/Walker Rd

4 messages

Lewis Thrasher <lewis.thrasher@hotmail.com>

Sun, May 5, 2019 at 9:59 AM

To: "avantistev@gmail.com" <avantistev@gmail.com>

I'd like to request a delay of the county land use hearing until CDOT has completed it's review of the traffic safety impacts. I've lived in the area for 4 years and drive to Peterson AFB every workday and have seen the huge increase in 18 wheelers on Hwy83. I've seen terrible wrecks and roll overs. I feel very strongly that the location for this school is too dangerous and would request CDOT perform their safety review BEFORE a hearing takes place so the community can have the correct information. Thanks,

Lewis Thrasher

18310 Bakers Farm Rd

Sent from Mail for Windows 10

Steven Gutman <avantistev@gmail.com>

Sun, May 5, 2019 at 11:32 AM

To: Lewis Thrasher <lewis.thrasher@hotmail.com>

T^hanks, neighbor. The point you make is one we have not raised yet. Good catch! PLEASE email Nina Ruiz at County and Art Gonzalez at CDOT.

[Quoted text hidden]

Lewis Thrasher <lewis.thrasher@hotmail.com>

Sun, May 5, 2019 at 3:44 PM

To: Steven Gutman <avantistev@gmail.com>

I did each separately.

Sent from Mail for Windows 10

From: Steven Gutman <avantistev@gmail.com>

Sent: Sunday, May 5, 2019 11:32:58 AM

To: Lewis Thrasher

Subject: Re: Monument Academy at Hwy 83/105/Walker Rd

[Quoted text hidden]

Steven Gutman <avantistev@gmail.com>
To: Lewis Thrasher <lewis.thrasher@hotmail.com>

Sun, May 5, 2019 at 4:16 PM

Even better. CDOT is relying on us for site-specific and area road and safety concerns. Hope they take us up on our offer to provide a guided tour and meet with us as they gather info for their evaluation of the proposed new site access on CO83. Hope you can attend the hearing.

Steve

[Quoted text hidden]



Steven Gutman <avantisteve@gmail.com>

objections to school on Hwy 83 and 105

1 message

Diana Pumfrey <pinen4pagosa@gmail.com>

Sun, May 5, 2019 at 6:55 PM

To: ninaruiz@elpasoco.com, arthur.gonzales@state.co.us, avantisteve@gmail.com

My husband and I do not want a school built on the corner of Highways 83 and 105. There is far too much traffic on both highways and on Baptist and County Line Roads already. There have been numerous accidents on these roads, including several Fatalities. The intersections of Baptist, Hwy 105, and County Line Road with Hwy 83 are dangerous. Traffic is already so heavy on Hwy 83 that many drivers are recklessly passing on curves and hills. We have almost been hit numerous times. There are inadequate or lacking access and exit lanes from the side roads onto Hwy 83. There are no passing lanes on hills. The additional traffic load will bring traffic flow to a standstill and make traveling to Colorado Springs or to the North on Hwy 83 intolerable. Much of this excess traffic will probably seek alternate routes through neighboring subdivisions and thereby make these roads more dangerous for the residents of these subdivisions. Moreover, this area is already overpopulated. It once was a beautiful, pleasant rural area with light traffic and little noise. The existing growth already makes the area an undesirable area to live in. Additional traffic and population will make it intolerable.

We request a delay of the county land use hearing until CDOT has completed its review of traffic safety impacts.

Diana & Marion Pumfrey

5458 Bestwood Rd.

Larkspur, Co. 80118

(303) 688-0673



Steven Gutman <avantistev@gmail.com>

Re: Urgent alert: Monument/Black Forest Friends, I am...

5 messages

Nextdoor Walden <reply@rs.email.nextdoor.com>

Sun, May 5, 2019 at 7:35 AM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGEYDGNZZGY3TO===@reply.nextdoor.com

To: avantistev@gmail.com

Gail Abbatiello, Walden

Just to keep information as accurate as possible (with what's been announced so far) the YMCA will not be building another gym facility. The one on Jackson Creek will remain the Y's workout facility for our region. What is planned is another teen...

Thank Private message

[View or reply](#)

This message is intended for avantistev@gmail.com.
Stevenson Street, Suite 700, San Francisco, CA 94103

Nextdoor, 875

Nextdoor Walden <reply@rs.email.nextdoor.com>

Sun, May 5, 2019 at 8:10 AM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGEYDGNZZGY3TO===@reply.nextdoor.com

To: avantistev@gmail.com

Liz and Thor Hansen, Walden

At the meeting last week at the Hideaway, the developer made it sound like the YMCA would

be another work out facility. He seemed to dance around many of the questions that night.

 Thank Private message

[View or reply](#)

This message is intended for avantisteve@gmail.com.
Stevenson Street, Suite 700, San Francisco, CA 94103

Nextdoor, 875

Nextdoor Walden <reply@rs.email.nextdoor.com>

Sun, May 5, 2019 at 12:24 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGEYDGNZZGY3TO===@reply.nextdoor.com

To: avantisteve@gmail.com

Stefanie Morris, Walden

Steve,

Nina mentioned that the school would be requesting "Special Use" on the 12K spaces that would be eventually used by the YMCA. This lines up with the resubmitted "Letter of Intent, dated 25 April, FILE NO. U-19-002 RE: MONUMENT...

 Thank Private message

[View or reply](#)

This message is intended for avantisteve@gmail.com.

Nextdoor, 875

Stevenson Street, Suite 700, San Francisco, CA 94103

Nextdoor Walden <reply@rs.email.nextdoor.com>

Sun, May 5, 2019 at 6:12 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGEYDGNZZGY3TO===@reply.nextdoor.com

To: avantisteve@gmail.com

Gail Abbatiello, Walden

I reached out to Boyd Williams, President and CEO of the Pikes Peak YMCA, and this is his response regarding the Y's collaboration with Monument Academy:

"To start, the Y has no intentions of building a "full-service" Y at this location. That has...

12:16 PM



Thank

Private message

[View or reply](#)

This message is intended for avantisteve@gmail.com.
Stevenson Street, Suite 700, San Francisco, CA 94103

Nextdoor, 875

Nextdoor Walden <reply@rs.email.nextdoor.com>

Sun, May 5, 2019 at 8:19 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGEYDGNZZGY3TO===@reply.nextdoor.com

To: avantisteve@gmail.com

2 more replies to "None"

[View all replies](#)

 Gail Abbatiello, Walden

It's so hard to know what to believe, isn't it? We are all passionate about preserving our little piece of paradise here. I just hope we can all stay together and focused on what's best for the community as a whole. I truly appreciate all of you who...

 [Thank](#) [Private message](#)

 Stefanie Morris, Walden

Thanks Gail. Appreciate you reaching out and providing the response.

Just so everyone knows that I am not spreading Fake news, I am pulling my information directly from the Letter of Intents and the El Paso County Planning and Development...

 [Thank](#) [Private message](#)

This message is intended for avantisteve@gmail.com.
Stevenson Street, Suite 700, San Francisco, CA 94103

Nextdoor, 875



Steven Gutman <avantistev@gmail.com>

Monument Academy HW 83 and Walker road

1 message

Ron and Cleo Reynolds <ronandcleo.reynolds@gmail.com>
To: avantistev@gmail.com

Sun, May 5, 2019 at 8:31 PM

Steve,

My wife and I are also concerned about the impact that the school will have on the neighborhood.

Has anyone seen an environmental impact study on the impact to the water supply and sewer system? How about an environmental impact study on light noise pollution? We know that the traffic study has not been completed for the overall impact to High Way 83 and Walker Road.

We have seen this type of re-zoning which changes the land use in a housing development before; it feels like a bate and switch tactic and it isn't always good for the existing homeowners.

We will probably not be able to attend the Tuesday meeting but will sign the petition.

Thank you for your work and efforts.

Ron and Cleo Reynolds



Steven Gutman <avantisteve@gmail.com>

Monument Academy HW 83 and Walker road

1 message

Ron and Cleo Reynolds <ronandcleo.reynolds@gmail.com>
To: avantisteve@gmail.com

Sun, May 5, 2019 at 8:31 PM

Steve,

My wife and I are also concerned about the impact that the school will have on the neighborhood.

Has anyone seen an environmental impact study on the impact to the water supply and sewer system? How about an environmental impact study on light noise pollution? We know that the traffic study has not been completed for the overall impact to High Way 83 and Walker Road.

We have seen this type of re-zoning which changes the land use in a housing development before; it feels like a bate and switch tactic and it isn't always good for the existing homeowners.

We will probably not be able to attend the Tuesday meeting but will sign the petition.

Thank you for your work and efforts.

Ron and Cleo Reynolds



Steven Gutman <avantistev@gmail.com>

FW: Proposed Monument Academy/Land Parcel Development - IMPORTANT for 5/7 Commission Hearing

1 message

Linda Famula <lfamula@comcast.net>
To: avantistev@gmail.com

Sun, May 5, 2019 at 11:02 PM

I hope this helps the cause.

Linda

From: Linda Famula <lfamula@comcast.net>
Date: Sunday, May 5, 2019 at 10:59 PM
To: <ninaruiz@elpasoco.com>, <arthur.gonzales@state.co.us>
Subject: Proposed Monument Academy/Land Parcel Development - IMPORTANT for 5/7 Commission Hearing

Hello Nina and Arthur,

I am writing to voice my concern over the proposed Monument Academy/Land Parcel Development following a review of material distributed throughout the Walden Community. I regret that I was not able to attend the meeting on April 30 at the Hideaway.

I recognize that there is overcrowding in the schools in the Tri-Lakes area and am not opposed to a school being built at the corner of Highway 83 & Walker Road. I do, however, have the following concerns:

1. Highway 83 from this intersection down to Interquest Parkway has become an increasingly dangerous two-lane road. I myself could have been hit head on by a car passing illegally on a blind curve before the old Northgate Road T-intersection in December 2018. Luckily, I was able to avoid the driver on my way to work. It will only get worse as the Flying Horse North development houses begin to be completed. At least once a month on my way to work, I see cars passing illegally and speeding somewhere along this stretch of highway due to impatient drivers. I will get markedly worse with the addition of a high school with young drivers or impatient parents funneling into highway 83 from various directions.
2. According to what I have read, a request by CDOT to complete a "Traffic Safety Impact Review" has not been requested by the developer or Monument Academy School board. My children are grown but if I had children attending there, I would want to know that the proposed entry and exits have been approved by the state for the best possible safety of the students

Thank you- this will be a part of the PC packet as well.

From: Steven Gutman [mailto:avantistev@gmail.com]

Sent: Friday, May 03, 2019 1:43 PM

To: Nina Ruiz; Gonzales - CDOT, Arthur

Subject: Just posted on Nextdoor for our neighborhood...THANK YOU SO MUCH FOR YOUR CLARIFICATIONS

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.

[Quoted text hidden]

Steven Gutman <avantistev@gmail.com>

Mon, May 6, 2019 at 11:16 AM

To: Nina Ruiz <NinaRuiz@elpasoco.com>

Thank you Nina. I am printing out the Nextdoor threads and binding copies for the Commissioners. How many do we need to prepare?

[Quoted text hidden]



Steven Gutman <avantisteve@gmail.com>

Monument Academy Hwy 83 & 105

2 messages

Stephanie Colgate <spahns@yahoo.com>

Fri, May 3, 2019 at 10:48 PM

To: "arthur.gonzales@state.co.us" <arthur.gonzales@state.co.us>, "ninaruiz@elpasoco.com" <ninaruiz@elpasoco.com>, "avantisteve@gmail.com" <avantisteve@gmail.com>, Andrew Colgate <andrew.colgate@outlook.com>

Hello Mr. Gonzales and Ms. Ruiz,

I wanted to express my concerns with the proposed Monument Academy middle/high school being slated for the intersections of Highways 83 and 105. My largest concerns regard the traffic issue that the area is already experiencing, much less adding all the traffic that the school and attached YMCA will cause. I understand that there was a traffic study completed, but I'm very concerned that this does not accurately reflect the area once the Flying Horse North subdivision is built out, as well as the continued increased traffic on Hwy 83 due to the 'gap' project on the interstate.

As a resident that had to evacuate during the Black Forest fire in 2013, it took me and my 3 and 5 year old boys over an hour to get from our house out to Hwy 83, and it is just over 1 mile. We've added many more residents since that date, and if we add a school, YMCA and multi-family housing, I can't fathom the possible tragic outcomes another situation like that one would result in. Please consider more research into traffic volumes, especially in emergency situations.

I also have an inside look to a school, as I've been a high school teacher in the area for the last 15 years. I'm thankful that our traffic issues at the schools I've taught in are mitigated by busing a portion of our students, which will not be the case for this school. All students will either need to be brought to school by their parents, or they will be driving themselves. This brings additional issues. Unless the campus is closed, less than half of driving aged high school students stay and eat lunch on campus (in fact schools count on this and don't typically construct their cafeterias large enough to house the whole student body, in order to help save money on construction costs). This will double the amount of trips these students are making into the intersection, and I did not see any of these trips accounted for in the study). This is a high speed, high impact intersection, which will only be compounded by inexperienced, young drivers. I do not feel like this area is safe (and has only recently been improved with the addition of the traffic light). I also believe that the traffic will be increased through the residential neighborhoods, increasing the danger to our children and the wildlife we've chosen and been blessed to live with, and none of that was taken into account with the traffic study.

The YMCA that will be co-existing with this school also brings additional traffic, and not during the limited time frames that were listed on the traffic study. I understand that the YMCA is not being discussed at the May 7th meeting, but my understanding from what was said during our neighborhood informational meeting was that the only thing that was needed to be done to push the YMCA through was a special use permit, which would be issued without consent to the neighborhood. So, my understanding from this comment, is that the YMCA WILL be happening if this plan is approved. This concerns me because of the traffic at all hours of the day, again, none of which was addressed on the traffic study.

I have serious concerns that the site plan does not take into account the amount of traffic and the impact it will cause on Walden road. I implore you to reconsider moving forward on this plan until more research can be done. Please re-look into the traffic, and how this will truly affect our area. Please think about the residents and type of vehicles that will be traveling on these roads, along with the traffic from this planned construction site. This is especially concerning as my understanding is that Hwy 83 is not slated for widening to a 4 lane highway in the foreseeable future. This seems like it's begging for a disaster to happen, and for us to react after the fact. I would love to see a group of people who were forward thinking and prepared for growth in a way that didn't cause more problems in the interim.

Thank you for taking the time to read my concerns.



Steven Gutman <avantisteve@gmail.com>

Monument Academy Proposed Site

6 messages

John & Tamara Cinnamon <sixcinnamons@gmail.com>

Sat, May 4, 2019 at 3:19 PM

To: ninaruiz@elpasoco.com, arthur.gonzales@state.co.us

Cc: avantisteve@gmail.com, JOHN SHERFESEE <jpsherf@msn.com>, Pamela Sherfese
<colorado1980@icloud.com>, Jeffrey.dambra@united.com, hjdambra@msn.com

Ms. Ruiz and Mr. Gonzales,

I am extremely concerned about the proposed project to allow multiple buildings on the land at the corner of CO 105 and CO 83.

The first issue is traffic. The two primary ways I can exit my Walden Preserve neighborhood (from Timber Meadow Dr onto Hodgen Road or Woodhaven Dr onto Walker Rd) are already somewhat dangerous. There is significant traffic coming down Hodgen Rd to CO 83 (primarily coming up from Colorado Springs on Black Forest Rd). The exit from Woodhaven onto Walker Rd is also well traveled and somewhat of a blind hill from the right if the cars are exceeding the speed limit (which they frequently are). There is almost a need for traffic signals at both of those intersections currently. Now, if the proposed school and commercial buildings and high density housing is placed at 105 and 83, this traffic problem will only get exponentially worse. There will be traffic turning into the neighborhood from Hodgen to get to this new school, etc. through the connector road (Pinehurst Circle) that is proposed from the neighborhood to the school. And there will be more traffic coming down Walker Road to the school. And, I imagine, some motorists will slow down on 83 to exit at Walden Way to also enter the school through the proposed inter-neighborhood connector. Also, they will be slowing down to enter the school directly from 83 at the new road proposed just prior to CO 105. Slowing traffic on 83 could be catastrophic in low visibility conditions.

Has a traffic study been performed? Has the addition of newly licensed drivers been accounted for? What are the plans for adding signals, etc. How about the new neighborhood of Flying Horse North? How much traffic will come into the neighborhood from Flying Horse North to get to the school and other buildings? How much traffic is using 83 while Interstate 25 is being widened? One only needs to observe the current traffic nightmare around Monument Academy currently to see how bad this will be. Currently, drivers are cutting through the neighborhood behind Monument Academy to avoid traffic on CO 105. They will do the same in my neighborhood -- and traffic accidents will result. The only way I can see this not being a huge issue is to ensure no connection be built between the neighborhoods/residential areas and the school area. Additionally, no connection from CO 105. If the only ingress and egress was from another lane built off of CO 83, some of these impacts could be avoided - but a new traffic light will be needed.

My second concern is land use and water availability. As I understood the previous zoning restrictions for these plots of land, the lower density housing was to account for declining water reserves that these homes draw from. Additionally, many of us moved into this neighborhood with the understanding that these plots were designated as residential housing -- not commercial, not high density, etc.

My third concern is safety. In the Fall of 2017, the land owner of the undeveloped tracts allowed a commercial Pumpkin Patch operation to set up on the land. The amount of traffic that this small operation brought into the neighborhood was immense. Additionally, the visitors also toured the rest of the neighborhood and many neighbors were concerned that their homes were being scouted out for targeted break-ins. I believe that a school, YMCA, commercial interests, and high density housing will bring a similar amount of traffic touring the entire neighborhood. Another safety issue is the close proximity of the neighborhood sewage pond and the new schools.

I could add more concerns, but I think I covered some of the primary ones. I think there are others and many of my neighbors have expressed concern about this plan - and frankly they have also expressed outrage that the developer has presented this plan as "a done deal" and "approved" in order to discourage public discourse and

debate.

My schedule does not allow me to attend the upcoming May 7th County Planning Commission meeting on this topic. However, I wanted to provide this email as an indication of the concerns of the current residents of the surrounding neighborhoods.

I would respectfully ask that the El Paso County Planning Commission delay the land use hearing and decision until a CDOT traffic study is performed. Additionally, I would suggest an environmental impact study, and more public hearings on this plan. I can tell you that the scope of the project has been poorly (some would say intentionally poorly) communicated. What was initially described as a Monument Academy High School has become much much more.

Thank you. Respectfully,

John Cinnamon
719-460-9581

Steven Gutman <avantistev@gmail.com>
To: John & Tamara Cinnamon <sixcinnamons@gmail.com>

Sat, May 4, 2019 at 3:43 PM

Thank you for stating so well what your neighbors know as well.

[Quoted text hidden]

Nina Ruiz <NinaRuiz@elpasoco.com>
To: John & Tamara Cinnamon <sixcinnamons@gmail.com>, "arthur.gonzales@state.co.us"
<arthur.gonzales@state.co.us>

Mon, May 6, 2019 at 8:01 AM

Cc: "avantistev@gmail.com" <avantistev@gmail.com>, JOHN SHERFESEE <jpsherf@msn.com>, Pamela Sherfesees <colorado1980@icloud.com>, "Jeffrey.dambra@united.com" <Jeffrey.dambra@united.com>, "hjdambra@msn.com" <hjdambra@msn.com>, Daniel Torres <DanielTorres@elpasoco.com>

Hello,

Thank you for your email! I would like to respond to a few of your questions. Please look below in the body of your email for the responses that I can provide. Some of the questions are better answered by CDOT. Let me know if you have any other questions. Thank you!

Nina Ruiz

Planner II

El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300 (Main)
(719) 520-6313 (Direct)

EXCITING NEWS: WE ARE UPDATING THE COUNTY MASTER PLAN AND NEED YOUR INPUT! Please complete the County Master Plan Survey at <https://elpaso-hlplanning.hub.arcgis.com/>

To review all El Paso County projects go to: <https://epcdevplanreview.com/>

To review the [El Paso County Land Development Code](https://library.municode.com/co/el_paso_county/codes/land_development_code) go to: https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 am to 5:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm

From: John & Tamara Cinnamon [mailto:sixcinnamons@gmail.com]

Sent: Saturday, May 04, 2019 3:20 PM

To: Nina Ruiz; arthur.gonzales@state.co.us

Cc: avantistev@gmail.com; JOHN SHERFESEE; Pamela Sherfese; Jeffrey.dambra@united.com; hjdambra@msn.com

Subject: Monument Academy Proposed Site

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Ms. Ruiz and Mr. Gonzales,

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The first issue is traffic. The two primary ways I can exit my Walden Preserve neighborhood (from Timber Meadow Dr onto Hodgen Road or Woodhaven Dr onto Walker Rd) are already somewhat dangerous. There is significant traffic coming down Hodgen Rd to CO 83 (primarily coming up from Colorado Springs on Black Forest Rd). The exit from Woodhaven onto Walker Rd is also well traveled and somewhat of a blind hill from the right if the cars are exceeding the speed limit (which they frequently are). There is almost a need for traffic signals at both of those intersections currently. Now, if the proposed school and commercial buildings and high density housing is placed at 105 and 83, this traffic problem will only get exponentially worse. There will be traffic turning into the neighborhood from Hodgen to get to this new school, etc. through the connector road (Pinehurst Circle) that is proposed from the neighborhood to the school. And there will be more traffic coming down Walker Road to the school. And, I imagine, some motorists will slow down on 83 to exit at Walden Way to also enter the school through the proposed inter-neighborhood connector. Also, they will be slowing down to enter the school directly from 83 at the new road proposed just prior to CO 105. Slowing traffic on 83 could be catastrophic in low visibility conditions.

Has a traffic study been performed? **A traffic study has been completed and will need to be revised prior to**

building permit authorization. Both CDOT and EPC will review the study prior to issuance of an access permit. Has the addition of newly licensed drivers been accounted for? What are the plans for adding signals, etc. How about the new neighborhood of Flying Horse North? How much traffic will come into the neighborhood from Flying Horse North to get to the school and other buildings? How much traffic is using 83 while Interstate 25 is being widened? **The traffic study is to account for all existing development, approved development not yet built, as well as to plan for the future anticipated traffic conditions. Traffic studies do not analyze for how "well" someone may drive on the road and if they are a "new" or "old" driver.** One only needs to observe the current traffic nightmare around Monument Academy currently to see how bad this will be. Currently, drivers are cutting through the neighborhood behind Monument Academy to avoid traffic on CO 105. They will do the same in my neighborhood -- and traffic accidents will result. The only way I can see this not being a huge issue is to ensure no connection be built between the neighborhoods/residential areas and the school area. Additionally, no connection from CO 105. If the only ingress and egress was from another lane built off of CO 83, some of these impacts could be avoided - but a new traffic light will be needed.

My second concern is land use and water availability. As I understood the previous zoning restrictions for these plots of land, the lower density housing was to account for declining water reserves that these homes draw from. Additionally, many of us moved into this neighborhood with the understanding that these plots were designated as residential housing -- not commercial, not high density, etc. **Water will be provided from a centralized water provider, Walden Corporation, and not from a private well. The Walden Corporation has adequate capacity to serve the proposed school. The request is for a school and not for commercial uses or dense residential.**

[Quoted text hidden]

Steven Gutman <avantisteve@gmail.com>
To: Nina Ruiz <NinaRuiz@elpasoco.com>

Mon, May 6, 2019 at 8:19 AM

Nina, thanks for your response. No need to respond to anything today, I am sure the day before Planning Commission meeting is challenging for staff.

How much time will each speaker be allowed?

If I print out all the Nextdoor comments can I get them included as well as the petition?

What is your target time to have Commissioners packets finished for distribution?

Will the Commissioners see the emails sent directly to you? What is being done with those emails?

Thanks for getting back to me.

[Quoted text hidden]

Nina Ruiz <NinaRuiz@elpasoco.com>
To: Steven Gutman <avantisteve@gmail.com>

Mon, May 6, 2019 at 8:32 AM

Hi Steve,

I will continue to respond to those emails that need clarification throughout the day. I always hate it when someone comes to the PC misinformed and I know about it. It discredits their statements and is not fair to them.

The Planning Commission chair has the ability to limit the testimony. If he chooses to do so, he typically does 3 minutes.

You may submit any documentation you wish at the Planning Commission, just make sure to bring an extra copy for our clerk.

We will continue to add to the PC packet all day long. Any comments I get too late in the day will be provided via paper instead of digitally. All emails that have been sent to me will be a part of the official record.

Please let me know if you need anything else!

Nina

[Quoted text hidden]

Steven Gutman <avantisteve@gmail.com>

Mon, May 6, 2019 at 8:52 AM

To: Allan Zandle <allan.zandle@verizon.net>, Nina Ruiz <NinaRuiz@elpasoco.com>, "conwaydv@gmail.com" <Conwaydv@gmail.com>, "mikestefmorris@gmail.com" <mikestefmorris@gmail.com>

Your logic is great, Nina, It's understand, just did not want to overburden you. I will see you later today with paper.
How many commissioners are there?

[Quoted text hidden]



Steven Gutman <avantistev@gmail.com>

Re: Monument Academy UPDATE

29 messages

Nextdoor Walden <reply@rs.email.nextdoor.com>

Wed, May 1, 2019 at 1:26 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TSOBYGU2TA===@reply.nextdoor.com

To: avantistev@gmail.com



Chris Thorpe, Walden

Thank you very much



Thank Private message

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This message is intended for avantistev@gmail.com. Unsubscribe here. Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103



Nextdoor Walden <reply@rs.email.nextdoor.com>

Wed, May 1, 2019 at 1:28 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TSOBYGU2TA===@reply.nextdoor.com

To: avantistev@gmail.com



Liz and Thor Hansen, Walden

Hi Steve, nice meeting you last night. I would love to become more involved also. Definitely concerned about the YMCA facility within the school that will bring even more traffic to the area. 83 and Walker road are not large enough to handle this... See more

 Thank Private message

View or reply

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Wed, May 1, 2019 at 1:33 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGGA4TSOBYGU2TA===@reply.nextdoor.com

To: avantisteve@gmail.com



Corina Smith, Walden

Thanks for all you are doing Steve!

 Thank Private message

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This message is intended for avantisteve@gmail.com. Unsubscribe here. Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103



Nextdoor Walden <reply@rs.email.nextdoor.com>

Wed, May 1, 2019 at 2:00 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGGA4TSOBYGU2TA===@reply.nextdoor.com

To: avantisteve@gmail.com

 Heather Roseblock, Elk Creek Ranches

Thank you Steve!

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Wed, May 1, 2019 at 2:09 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TSOBYGU2TA===@reply.nextdoor.com

To: avantistev@gmail.com

 Robert Brown, Walden

Thank you Steve!

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Wed, May 1, 2019 at 2:35 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRG44TSOBYGU2TA===@reply.nextdoor.com

To: avantistev@gmail.com



Robert Brodt, Hawk Ridge LEAD

Hi Steve, and thanks for the update. I'm a bit confused - I thought there would be a zoning meeting on May 7 regarding the middle/high school. Was this the meeting you attended, or is the 7th still on the books?

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Wed, May 1, 2019 at 2:43 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRG44TSOBYGU2TA===@reply.nextdoor.com

To: avantistev@gmail.com



Cori Tanner, Walden

If any of you were here for the Black Forest fire and our mandatory evacuation with minimal notice, trying to get out of here via Walker Road was a nightmare. I can't imagine how much more difficult it would be with a school, Y, commercial development... See more

Thank Private message

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Wed, May 1, 2019 at 3:11 PM

Reply-To:

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To: avantistev@gmail.com



Robert Brodt, Hawk Ridge LEAD

I think the answer is obvious: there would be no more forests left to burn because they will have all been cut down to make room for the urban sprawl :(



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Wed, May 1, 2019 at 4:12 PM

Reply-To:

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To: avantistev@gmail.com

 Julee Hanebut, Walden

Thank you Steve! The forest fire potential could increase if kids are out smoking or anything of the sort. The whole proposal is unsafe. Most importantly the teenagers driving to school in such a potentially dangerous intersection.

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Wed, May 1, 2019 at 4:23 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRG4TSOBYGU2TA===@reply.nextdoor.com

To: avantistev@gmail.com

 Tammy John, King's Deer

FYI: This same property was D38 property for their intended high school.

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Wed, May 1, 2019 at 4:27 PM

Reply-To:

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To: avantisteve@gmail.com



Kare Ryan, King's Deer

Thanks Steve. BTW - we weren't there last night because we couldn't find when/where the meeting was going to be. We found it this morning too late. We'll be at May 7th meeting and will be calling you for more info.

One of our biggest... See more



Thank Private message

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Wed, May 1, 2019 at 5:53 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TSOBYGU2TA===@reply.nextdoor.com

To: avantisteve@gmail.com



Drew Brandon, Walden

Thank you Steve! We appreciate you!



Thank Private message

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Wed, May 1, 2019 at 8:38 PM

Reply-To:

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To: avantisteve@gmail.com



Cindy Waldmann, Ridge at Fox Run

Neighbors were against the building of the current Monument Academy building, and it was built anyway, with traffic issues to this day. It will be a mess out on the new site with the plans they are trying to approve. Good luck fighting it when there is... See more

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Wed, May 1, 2019 at 8:55 PM

Reply-To: reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TSOBYGU2TA===@reply.nextdoor.com
To: avantistev@gmail.com



Dawne Leone, Walden

Many thanks, Steve, for taking the initiative!



Thank Private message

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Thu, May 2, 2019 at 1:28 PM

Reply-To: reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TSOBYGU2TA===@reply.nextdoor.com
To: avantistev@gmail.com



Lisa Lopez, Walden

Thank you again Steve! We left out without getting the county planner/Nina's email address. If you got it or anyone else that did, we would greatly appreciate if we could get it.
Thank you!



Thank Private message

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Thu, May 2, 2019 at 5:46 PM

Reply-To:

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To: avantistev@gmail.com



Marilyn Bender, Canterbury Estates

Where is this meeting on May 7th?



Thank Private message

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Thu, May 2, 2019 at 6:17 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TSOBYGU2TA===@reply.nextdoor.com

To: avantistev@gmail.com



Amy Gentry, Walden

Steve, I would like to support your efforts. We have already decided it has gotten too crowded for us here in the forest and will be moving in a couple of years. However, I want to do everything I can up until that time to keep things in the forest... See more

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Thu, May 2, 2019 at 6:19 PM

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To: avantisteve@gmail.com



Susan Force, High Forest Ranch

Marilyn - 2880 International Circle at 9 am.

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Fri, May 3, 2019 at 8:18 AM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TSOBYGU2TA===@reply.nextdoor.com

To: avantisteve@gmail.com



Kim Callaway, Walden

Thank you for your hard work Steve. If you haven't seen it yet petition explains a lot..

<http://chng.it/QXCnMjWBgX>

Please read abc consider signing.



Thank Private message

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Fri, May 3, 2019 at 1:09 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRG44TSOBYGU2TA===@reply.nextdoor.com

To: avantisteve@gmail.com



Tom Ryan, King's Deer

My wife and I both signed the petition; and we'll be there on May 7th!

Several of our grandchildren currently attend Monument Academy. It's a great school. We want there to be an expanded middle school and high school so they can continue their...

See more



Thank Private message

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Fri, May 3, 2019 at 1:23 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRG44TSOBYGU2TA===@reply.nextdoor.com

To: avantistev@gmail.com



Drew Brandon, Walden

Petition signed



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Nextdoor Walden <reply@rs.email.nextdoor.com>

Fri, May 3, 2019 at 1:47 PM

Reply-To:

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To: avantistev@gmail.com



Gerri Aichinger, High Forest Ranch

I wish you good luck. When they started planning Flying Horse North, our subdivision contacted the commissioners, public safety and

other entities because of the increased traffic that will occur on Highway 83. We were not against the subdivision, but... See more

 Thank [Private message](#)

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Fri, May 3, 2019 at 1:50 PM

Reply-To:

reply+GQYTANRTGQ3F64DSN5SHKY3UNFXW4X2QJ5JVIXZRGA4TSOBYGU2TA===@reply.nextdoor.com

To: avantisteve@gmail.com



Stefanie Morris, Walden

Nina's email address is
Ninaruiz@elpasoco.com

 Thank [Private message](#)

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Fri, May 3, 2019 at 2:29 PM

Reply-To:

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To: avantistev@gmail.com



DeAnna Squires, Walden

Is there anyway to find out if D38 had other offers on that land and why those offers fell through? Was it because Walden Water wouldn't allow water rights? Now that the land is with the Walden developer and the person in charge of handing out water... See more



Thank Private message

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Fri, May 3, 2019 at 2:55 PM

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To: avantistev@gmail.com



Adam Cupp, Walden

Deanna, i know that D38 put up a sign that the property was for sale last year, but know for a fact that they did not respond to any/many of those requests for submitting an offer except for the current developer Seemed like a sham.



Thank Private message

Liz and Thor, I asked about that at the meeting.
I live on Walker Road across from the
Woodhaven Road entrance. It is going to be
horrible.

 Thank Private message

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Sat, May 4, 2019 at 9:40 AM

Reply-To:

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To: avantisteve@gmail.com



Cindy Clarke, Walden

Steve do you have info for our congressmen,
representatives, etc that we, as a community,
need to blow up with emails on all our
concerns?

 Thank Private message

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Nextdoor Walden <reply@rs.email.nextdoor.com>

Mon, May 6, 2019 at 9:17 AM

Reply-To:

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To: avantisteve@gmail.com



Judy Pohlod, Walden

Hi Steve. I hope I signed. It was confusing and did not confirm I signed

😊 Thank Private message

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Steven Gutman <avantistev@gmail.com>

El Paso County Planning Commission Hearing, Tuesday May 7th, 2019 at the 2880 International Circle, Colorado Springs, CO. 80910 RE: Approval of Location, for the development of Monument Academy at intersection of Hwy 83 & Hwy105.

2 messages

Michael Merrill <merrill66@gmail.com>
To: arthur.gonzales@state.co.us, ninaruiz@elpasoco.com
Bcc: avantistev@gmail.com

Sun, May 5, 2019 at 4:48 PM

As a Colorado native and resident of the Walden North area since 1993, I am very concerned with the latest (April 30th, 2019) developments regarding the "approval of Location," for the proposed Charter High School, YMCA and additional commercial buildings to be "Named."

Previous rezoning of the "Preserve at Walden" by Mr. Matt Dunston was approved by the El Paso County Rezoning Commission for an increase in the number of lots and size. My expressed concerns at that time was the ability of the aquifer to handle these and other multiple residential developers' (High Forest Reserve, Walden Preserve and others) significant increases. The Commission reviewed and approved, noting that there would be no significant water reserves problems.

Now Mr. Dunston, District 38 Schools, YMCA, Charter High School and unknown "Commercial" entities are bringing this proposal to develop this "section" of land.

I. Specific Concerns: Health & Safety

II. Impacts on the aquifer and the water availability for Walden North and future northern El Paso residents.
Question: Is there any end in sight, is there a future El Paso County water plan and if so where? The El Paso Master Plan doesn't directly address the water issues for the county and specifically the northern area. Do we have a report from the State Water Commissioner on this proposal? What will be the impacts from significant traffic density, congestion, noise, beginning drivers, when they are forced to use alternative entry and exit avenues (Woodhaven and Walden Drives).

III. Impacts on the "Walden" area water supply (pond), septic system, contamination potential and specific "extremely close (physicality) of these to the School, YMCA, and commercial business to be determined.
Question:

1. Walden SD (#CO121850): indicates that new Large Commercial Services will bare the burden of cost, is this correct? If not, Who will pay? WSD has only had one violation of drinking water in Walden (Lead & Copper, Report 5/31/18). Will there be any anticipated problems with the aging system?
2. Have there been any studies? Have there been any research on best practises? Have or will there be a well developed, public plan with adequate time and input for full transparency?

IV. Impacts on the transportation system: Highways (83 & 105-Hwy 83 is the only alternative east North/South of I-25 route), residential roads, weather related, hazmat, first responders (Having worked at CDPHE for many years in EMS, I am acutely aware of the "big rigs" specialized vehicles that need significant planning prior to schools, building and commercial (unknown types; i.e., gas stations, etc.) and community egress due to significant number of people and vehicles.
Question:

1. What are the critical safety, health and transportation factors that CDOT, the State Patrol, Local Law Enforcement require prior to Schools being developed and built?
2. What are the state Fire Marshall, Local Fire/EMS and First Responders best practises when it comes to

adequately providing safety services to citizens in a rural and forested area?

3. Does the El Paso Sheriff Office have best practises for heavily populated rural/forested residential areas for traffic safety? Dist. 38 Chief of Safety & Security, Dennis Coats "concerns with changing traffic patterns...School Resource Officers can only work on school property--He hopes the El Paso Sheriff's Office can help with these issues (Our Community News, #219, Vol 19, #5, May 4, 2019).

V. Impacts with "fires:" Colorado and El Paso county have had recent and devastating (including loss of life) wildfires. Since one of the key factors for some residents is to move to the forested areas for an increase in "quality" of life, I see no past actual activity of the Walden Preserve or the owners to preserve, protect and improve any aspects; no fire mitigation efforts, no community "fire safety programs," and not even the attempt to show significant support for Fire/EMS within the Walden Preserve.

Question:

1. Several residents have heard that the "Walden Preserve," has been very pro-active for the health and safety of the residents; perhaps these are just not known? The owner has indicated that this will be a "community donation", does that mean that the individuals involved (School Dist 38, Charter School, YMCA and future commercial investors) are also "pro-active"; donating their time, services and land?
2. Where are the Walden Preserve "studies" by their experts? Will there be requirements for the new School, YMCA and other business to utilize ignition resistant building materials and will they provide resources, not just words, for supporting the Walden area with Health & Safety Programs as a requirement.

VI. Impacts on the Walden North residents:

Question:

1. The quality of life issues, with no buffer zones, incompatibility with surrounding neighbors, loss of wildlife habitats (Abert's Squirrels) and environmental impacts--no longer "rural".
2. Who will be responsible for the fees for roads, utilities, etc. that the School, YMCA and commercial buildings will entail? (Developers are NOT required to pay impact fees for fire districts in unincorporated El Paso County).
3. The Gallagher Amendment has reduced the RAR and residents' tax rates will increase.
4. Walden North residents have few if any alternatives for the provision of water, sewer, roads, utilities, etc. Will the residents be required to pay for these additional costs and services?

Michael & Terry Merrill
 17765 Woodhaven Dr.
 Colorado Springs, CO. 80908
 merrill66@gmail.com

Terry Merrill <ttmerrill@gmail.com>
 To: Steve Gutman <avantistev@gmail.com>

Mon, May 6, 2019 at 10:00 AM

Hey Steve,

Mike received this from Nina. He's going fishing today. See you tomorrow.

----- Forwarded message -----

From: **Michael Merrill** <merrill66@gmail.com>

Date: Mon, May 6, 2019 at 9:14 AM

Subject: Fwd: El Paso County Planning Commission Hearing, Tuesday May 7th, 2019 at the 2880 International Circle, Colorado Springs, CO. 80910 RE: Approval of Location, for the development of Monument Academy at intersection of Hwy 83 & Hwy105.

To: Terry Merrill <ttmerrill@gmail.com>

----- Forwarded message -----

From: **Nina Ruiz** <NinaRuiz@elpasoco.com>

Date: Mon, May 6, 2019, 8:26 AM

Subject: RE: El Paso County Planning Commission Hearing, Tuesday May 7th, 2019 at the 2880 International Circle, Colorado Springs, CO. 80910 RE: Approval of Location, for the development of Monument Academy at intersection of Hwy 83 & Hwy105.

To: Michael Merrill <merrill66@gmail.com>, arthur.gonzales@state.co.us <arthur.gonzales@state.co.us>

Hello,

Thank you for your comments! I wanted to clarify a few things before the hearing tomorrow. The applicants are only requesting an approval of location for the school and not for any other uses. Any other uses will require a separate application and separate hearings. The applicants are also proposing centralized water and wastewater and not well and septic. The centralized provider, Walden Corporation, has adequate capacity to serve the proposed school. The applicant will be responsible for the installation of the water/wastewater lines, utilities, roadways, etc prior to receiving the CO for the school.

Please let me know if you have any other questions. Have a great day!

Nina Ruiz

Planner II

El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300 (Main)
(719) 520-6313 (Direct)

EXCITING NEWS: WE ARE UPDATING THE COUNTY MASTER PLAN AND NEED YOUR INPUT! Please complete the County Master Plan Survey at <https://elpaso-hlplanning.hub.arcgis.com/>

To review all El Paso County projects go to: <https://epcdevplanreview.com/>

To review the [El Paso County Land Development Code](https://library.municode.com/co/el_paso_county/codes/land_development_code) go to: https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 am to 5:30 pm

DEPARTMENT HOURS



Steven Gutman <avantistev@gmail.com>

Request for Delay - Monument Academy High School

3 messages

DODIE FERRANTE <dferrantecpa@comcast.net>

Mon, May 6, 2019 at 9:55 AM

Reply-To: DODIE FERRANTE <dferrantecpa@comcast.net>

To: ninaruiz@elpasoco.com, arthur.gonzales@state.co.us, avantistev@gmail.com

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

Add a reply

10/11/19

Hummingbird photos I took. Might possibly help with iding them.
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))
 Above: Alder, with the orange throat
 A.C. above, the neck is of course, the red is above the eye
 Above: Alder, with the orange throat
 A.C. above, the neck is of course, the red is above the eye
 Above: Alder, with the orange throat
 A.C. above, the neck is of course, the red is above the eye



Photo: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...)
 Photo: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...)
 Photo: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...)
 Photo: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...)

1 day ago · Photography (General) · 10/11/19 · 10/11/19

1 Thank · 1 Reply

See 8 previous replies

Deer in front of my house
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))

Maple trees in front of my house
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))



Add a reply

Property taxes
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))

My tax refund
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))

2 days ago · 21 neighborhood recommendations (Recommendations)

1 Thank · 1 Reply

See 18 previous replies

Tax refund
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))

My tax refund
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))

Add a reply

\$120 - Set of three living room tables
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))

Set of three glass-top living room tables
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))



Photo: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...)
 Photo: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...)

2 days ago · For Sale & Free (For Sale & Free)

1 Message

John Kelly joined Walden
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))

3 days ago · Walden

1 Welcome · 1 Reply

Black Forest Slush Info
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))

Black Forest Slush Info
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))



Photo: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...)
 Photo: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...)

2 days ago · 21 neighborhood recommendations (Recommendations)

1 Thank · 1 Reply

Free - Antler targets
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))

Free - Antler targets
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))
 (User: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...))



Photo: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...)
 Photo: 06624704 Nicole Wilson (Profile: 06624704, High Forest Rd...)

2 days ago · For Sale & Free (For Sale & Free)

1 Message

(2-c84t20285) Jane Mann (2-c84t152355, Cambridge 6 miles)

\$25 - Pet stroller for sale
(for_sale_and_buyer) (7-544-448-428-0628467 01/761_10000000000)
PetDoor brand stroller in excellent condition. Call 716-308-2477 !!! Interested



(for_sale_and_buyer) (7-544-448-428-0628467 01/761_10000000000)

25 up · For Sale & Free (for_sale_and_buyer)

Message



Steven Gutman <avantisteve@gmail.com>

Matt and Bill Dunston

1 message

Jess NEAL <CUDARACER48@msn.com>

Mon, May 6, 2019 at 2:02 PM

To: "ninaruiz@alpasoco.com" <ninaruiz@alpasoco.com>, "arthur.gonzales@state.co.us" <arthur.gonzales@state.co.us>

Cc: Allan Zendle <allan.zendle@verizon.net>, "avantisteve@gmail.com" <avantisteve@gmail.com>

Hello Nina and Arthur,

My name is Jess Neal. My wife and I are long time (28+ year) residents of the Walden neighborhood near the intersection of Hwy 83 & Hwy 105. I want to speak to you about our frustration with the local developer. Our first contact with Matt Dunston happened soon after they bought the development rights to the Walden area and put up flags for the new roads in the neighborhood. That communication was not a neighborly introduction by them to get together and learn their intentions. It was a letter full of intimidation tactics and threats. This letter went to everyone in the neighborhood. The second communication by them was again a letter sent to me and about a dozen other residents. It also was an intimidation/threatening letter stating we were in violation of "new covenants". When I called Matt he stated new covenants had been enacted even though no vote had been taken. It took a meeting in my driveway of between about 70 of the early covenant filing residents and the Dunston brothers to flesh out their lies and to get them to leave the older covenant filing residents alone for which they had no fiduciary responsibility.

This pattern of lies and mis-information is continuing after the announced development of the southeast corner of 83 & 105. When told there would be a meeting with people key to being able to answer local resident's questions by Matt Dunston, the only person at the meeting he provided was himself. Of course this was an effort to make sure the residents do not know what the development process is and what will happen to *their* neighborhood.

Where I am going with all this is, the residents of the affected neighborhood deserve to have their questions answered by the authorities involved so that they are informed about their neighborhood. Also, what kind of lies and deceit have the Dunstons told the county/state about their intentions?

Please help us.

Regards,

Jess Neal



Steven Gutman <avantisteve@gmail.com>

Fw: Monument Academy Site Approval

1 message

David Morgan <charles.d.morgan@protonmail.com>
Reply-To: David Morgan <charles.d.morgan@protonmail.com>
To: avantisteve <avantisteve@gmail.com>

Mon, May 6, 2019 at 1:40 PM

Steve,

I just wanted to send you the email that I sent to the county today. I wanted to refrain from posting it on the web but did want you to see it in case you wanted to use some of it for talking points during the meeting. I am in Dallas and will not be there. Good luck. Dave

Sent from ProtonMail mobile

----- Original Message -----

On May 6, 2019, 1:47 PM, David Morgan <charles.d.morgan@protonmail.com> wrote:

Nina,

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

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