

Nina Ruiz

From: Ron Williams <jrwilliams73@msn.com>
Sent: Friday, May 03, 2019 3:41 PM
To: Nina Ruiz
Subject: Walden Preserve - 83/105 Project

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Nina,

Thank you very much for coming to our HOA/POA meeting the other night and providing some further clarity and information on the upcoming expansion project. I know a good amount of the neighbors are voicing their concerns on the matter. I just wanted to provide some feedback from my wife and myself on the matter. Change and growth are imminent all over El Paso county. I love the thought of living unmolested out in the "country" and in living all alone. However, expansion and prosperity are both in abundance in Colorado Springs and we bought a home in Walden Preserve knowing that the town would catch up to us out here at some point. If anything were to go on the corner of 105 and 83 I would much rather it be a school and YMCA. I would much rather the current planned projects NOT be shot down and leave the location open for other projects. Both the school and YMCA would offer great benefits to the community and surrounding areas.

My only real concern on the matter is the traffic of course. Please utilize all due diligence and conduct extensive research into the traffic patterns. Flying Horse North and the continued growth on 83 will cause a great deal of traffic on the intersection in question. Proper ingress/egress routes in and out of the school are highly important. The biggest concern would be as a member of Walden Preserve to NOT have the school/YMCA roads connect into the street named Pinehurst Circle. That would divert a lot of unneeded traffic into our neighborhood for people to try and circumvent 83/105. I would implore the city planners to have traffic enter both the school and YMCA from 83 and 105 ONLY and NOT enter into our neighborhood at all. Whatever studies are done I can guarantee you that high school children and their parents will start to travel through our neighborhood and at high rates of speed to exit out. Being a retired Green Beret I did move out to Walden Preserve for safety on our streets and in our neighborhood. Absent minded students and traffic burdened parents not residing in our neighborhood would diminish that safety aspect greatly.

So again, we offer our support of the planned high school and YMCA. Change is going to happen. I do ask however that you put a lot of work and thought into the resulting traffic patterns after the failure further west on 105 and the Monument Academy school there. I also greatly implore you to NOT HAVE ANY EXIT/ENTRY points into our neighborhood. Please exit the school and YMCA traffic only via 83 or 105. It makes no sense whatsoever to have entry into our neighborhood. It will most likely result in unwarranted accidents and injuries in a very affluent neighborhood.

Thank you very much for your time and consideration. If you have any questions or need further input please do not hesitate to reach out to us.

V/R,

JR and Dana Williams
17434 Pond View Place
Colorado Springs, CO 80908
(719) 439-9110

Nina Ruiz

From: Matt Cunningham <mattcunningham1@icloud.com>
Sent: Friday, May 03, 2019 2:56 PM
To: Nina Ruiz
Subject: Monument Academy HS

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Nina,

My wife and I are proud homeowners/residents of the Walden Preserve community. We moved to Colorado in 2017 after I retired from the military and built our “dream home” in this lovely community. We also have 3 children that currently attend Monument Academy. We attended the community meeting last week and I wanted to share my thoughts as a Walden homeowner.

First of all, I was disappointed in the tone of the meeting — which, at times, felt hostile. This was unfortunate, and left a bad taste in my mouth. As you know, the largest concerns of the Walden homeowners are the following:

- 1) Rising volume of traffic - particularly through the neighborhood after the school (and potential YMCA facilities) are built
- 2) Concerns of multi-family housing on the adjoining property which is perceived as extremely disruptive and further increases local traffic volume
- 3) Commercial real estate — what (exactly) would it be?

While these questions are valid — they are the same questions and concerns that ALWAYS surface when communities grow and develop. We all recognize that Colorado is an amazing place to live. Accordingly, growth and development are inevitable! While we all want our neighborhoods to stay perfect, quiet, and forever undisturbed - this isn't a realistic goal.

My wife and I are excited about the new high school and look forward to continued growth in our Walden community. We decided to build our home in Walden Preserve after a personal meeting with Matt Dunston. Matt is extremely concerned about the Walden development and his passion about the people who live here was a lure for us to choose this area for our future home! As a matter of fact, before making the decision to purchase our lot in January 2016, Matt spoke to me about the area on HWY 83 already being zoned for a school. For me, the idea of a future school being built near our community is old news — I assume most of the homeowners in our neighborhood have also been aware of this. For me, the developer was straight forward about this from the beginning — which I appreciate.

Secondly, I appreciate the fact that the Dunstons have been engaged in the process since the beginning and are doing their best to ensure a future school and associated roads will have a positive impact on our neighborhood.

As for my wife and I, we are excited about the future of our great Walden community and I'm certain the new Monument Academy HS will be extremely beneficial to our local area!

Thanks for your efforts in this matter.

Kind Regards,
Matt Cunningham

Sent from my iPhone

Nina Ruiz

From: Jeanne Coyhis <jeanne@coyhisconsulting.com>
Sent: Monday, May 06, 2019 7:35 AM
To: Nina Ruiz
Subject: High School at 105 and 83

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Ms Ruiz,

Please consider a thoughtful review of the current traffic congestion and the impact a school would have at that intersection. I feel as though the placement of the high school at that intersection is ill advised.

I live at 18045 Woodhaven Place and like many of my neighbors, I use that intersection as my only route out of the neighborhood.

Thank you.

Jeanne Coyhis

Nina Ruiz

From: Linda Famula <lfamula@comcast.net>
Sent: Sunday, May 05, 2019 11:00 PM
To: Nina Ruiz; arthur.gonzales@state.co.us
Subject: Proposed Monument Academy/Land Parcel Development - IMPORTANT for 5/7 Commission Hearing

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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 and adults. I would request that you delay the County Land Use Hearing until this important step has been completed.
3. I also understand that this project calls for the commercial development of two additional parcels besides the school. I was under the assumption that this area was originally zoned "residential" but the plans I've read about will turn it into a bustling commercial area further adding to an already overburdened road system with a high potential for dangerous accidents.

I appreciate you taking the time to review these concerns and hope you realize as residents of Walden that we are concerned for the future safety of our community.

Thank you.

Linda Famula

Nina Ruiz

From: Dean Sims <deancsims@gmail.com>
Sent: Sunday, May 05, 2019 8:32 PM
To: Nina Ruiz
Cc: arthur.gonzales@state.co.us
Subject: REQUEST A DELAY OF THE COUNTY LAND USE HEARING UNTIL CDOT HAS COMPLETED ITS REVIEW OF TRAFFIC SAFETY IMPACT

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My wife and I live in the Walden community and are parties of interest in the U-19-002 Monument Academy decision.

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

CDOT has stated “we 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.”

We strongly urge the Planning Commission deny the above request based on the following:

- The impacted community has not had opportunity to voice our opinions or concerns
- Traffic related safety concerns which are NOT ADDRESSED IN THE MONUMENT ACADEMY PLAN:
 - 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.
 - Potential traffic increases 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 and emergency evacuation have been very problematic under current conditions (note:Black Forest Fire). Adding congestion to this area without remediation could lead to fatalities.
 - Increasing traffic on CO83 from I25 “Gap” construction pushing Denver traffic to CO83 adds additional congestion
 - Speed control 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 carpool drop-off and pick-up of up to 1000 students per day during morning and afternoon rush hours
 - The traffic study being provided to the County by Walden Academy **considers ONLY expected school traffic**. The study should account for the complete plan

(YMCA, retail and additional residential development, Flying Horse North and assumed traffic from the future development in our area).

Thank you for your consideration.

Dean and Elizabeth Sims

Nina Ruiz

From: Diana Pumfrey <pinen4pagosa@gmail.com>
Sent: Sunday, May 05, 2019 6:56 PM
To: Nina Ruiz; arthur.gonzales@state.co.us; avantistev@gmail.com
Subject: objections to school on Hwy 83 and 105

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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

Nina Ruiz

From: Steven Gutman <avantistev@gmail.com>
Sent: Sunday, May 05, 2019 4:26 PM
To: Amanda Verrie
Cc: Nina Ruiz; arthur.gonzales@state.co.us
Subject: Re: Monument Academy MS & HS proposed for intersection of CO83 and Walker Rd

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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

On Sun, May 5, 2019 at 12:26 PM Amanda Verrie <amanda.verrie@gmail.com> wrote:

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 back yard. 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

Nina Ruiz

From: PAUL AND SANDRA WOOD <spaswood@msn.com>
Sent: Sunday, May 05, 2019 3:22 PM
To: Nina Ruiz; arthur.gonzales@state.co.us
Subject: Monument Academy High School Project -- Hwy 83 and Walker Rd.

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Dear sir and ma'am,

I am writing to express my deep concern about planned development of land on the southeast corner of Hwy 83 and Walker Rd in Colorado Springs.

I have been a resident of this area for 13 years, and am a retired military officer. I am truly concerned about the impact to public safety with this planned development. Traffic in this area is already terribly congested, road rage is on the rise and accidents are already quite prevalent. The planned development does nothing to address what I feel are significant concerns about traffic safety -- it seems obvious to the casual observer that the increase in traffic caused by this development will lead to increased traffic accidents to include fatalities.

I am requesting CDOT complete a review of the impacts to traffic safety for this proposed development BEFORE the county land use hearing scheduled for 7 May. Since this is probably not possible, a delay in the hearing until a proper traffic analysis can be conducted seems prudent. It is imperative that the Planning Commission have the facts about the impact to public safety this development will cause.

V/r,
Paul Wood
3510 Conecrest Ln
Colorado Springs, CO. 80908

Nina Ruiz

From: Debbie <djfobair@gmail.com>
Sent: Sunday, May 05, 2019 1:29 PM
To: arthur.gonzales@state.co.us; Nina Ruiz
Subject: Monument Academy Charter School County Land Use Hearing

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Dear Ms. Ruiz and Mr. Gonzales,

We would like to request that the county land use hearing decision for Monument Academy Charter School be delayed until CDOT has completed its review of traffic safety impacts.

We have been residents in Walden North since 1995, and though we know that change is inevitable, change can be controlled and be advantageous to all involved as long as all factors are thoroughly researched, reviewed and handled accordingly prior to making decisions.

The addition of a Middle/High School on the southeast corner of State Hwy 83 and Walker Rd will cause significant safety and traffic volume concerns that must be reviewed before the county can make any decision regarding land use.

The increased traffic volume from a school will warrant that the Hwy 83 & Walker Rd. intersection has designated left turn lanes on east and west bound Walker Rd. Drivers currently experience long waits at high traffic times and the school addition will only increase the number of trips per day causing longer wait time and more frustrated drivers. The intersection already has a high number of accidents and fatalities and increasing traffic will cause public safety issues.

The proposed north entrance to the campus off Walker Rd. will be the only option for cars coming from the north & west with no alternate routes (other than a long winding trip through the adjoining neighborhoods!) when accidents occur and in turn will impact the neighborhood traffic and safety.

Drivers that need to go south on Hwy 83 and do not have the patience to wait in line to turn left off of Walker WILL find another way. That way WILL involve driving through the residential neighborhoods of Walden North & Walden Preserve and various other routes depending on their destination. Again, this will impact traffic and safety for everybody in those neighborhoods.

The priority should be for the State and County to review the traffic impact for ALL effected roads and neighborhoods prior to approving the change of land use, and to ensure that all changes necessary to keep our community safe are implemented prior to the school opening. Waiting for a fatal accident is not acceptable.

Sincerely,

Tom & Debbie Fobair
18120 Woodhaven Dr.

Sent from my iPad

Nina Ruiz

From: Lisa Lopez <lisalopez@live.com>
Sent: Thursday, May 02, 2019 6:25 PM
To: Nina Ruiz
Subject: Walden resident/monument academy

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Ref: Newly proposed Monument Charter School, the Plot Layout Plan and Future Construction.

First, thank you for your time during the meeting held last Tuesday.

Residential Rural. As mentioned, there are a significant amount of residents in our Community that are upset at the changes being proposed. Actually, everyone that I've talked to are upset. (Matt may have a small click of supporters). The residents are rightfully upset since there are various aspects that affect our community.

1. Safety is a major concern. The intersection of Hwy 83, Hwy 105 and Walker Road is one of the most dangerous intersections in the County. The additional traffic, especially the nature of school-type traffic, will not only add to the traffic danger, but also will be a major disruption to this Residential Rural Community.
- Plot Plan contains Sports Fields located where minimal impact to the Dunsten's future Construction plans and has more of an impact to current residents. If this proposal goes ahead, the County needs to please spend more time discussing and approving the location of the Sports Field/Stadium The Real Estate proposed provides much more favorable locations for this structure that will minimize effect (noise/traffic) on the community.
 - With this email, I am asking you to please, for the sake of our Community, change the location of the Sports Field.

Our home is located on the corner of Walker & Woodhaven (18440 Woodhaven dr) this stadium is planned to be basically in our back yard. Can you imagine the noise & lights. We cannot imagine living here like that!

Thank you Nina!

David & Lisa Lopez
830-708-6906

Nina Ruiz

From: Dean Sims <deancsims@gmail.com>
Sent: Tuesday, April 30, 2019 11:15 PM
To: Nina Ruiz
Subject: U-19-002 – Monument Academy: DISSENTING OPINION

Categories: Red Category

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Nina,

Thank you for your time and clarity this evening in our Walden community meeting. Your straight forward answers and presentation were greatly appreciated.

My wife and I live in the Walden community and are parties of interest in the U-19-002 Monument Academy decision. **We strongly urge the Planning Commission deny the above request based on the following:**

- Increased, dangerous traffic routed into the Walden neighborhood.
- Safety of access to the proposed site reaching out miles (Please remember the students who died on CO105 last year and multiple accidents at the proposed site).
- Increased trespass, petty crimes, noise, and light pollution.

PLEASE NOTE: The Dunston's do not speak for the Walden community. The majority of Walden residents agree with our dissenting opinion. This high impact project has negative consequences to the school, students, and community. We request that the Planning Commission reject U-19-002.

Thank you for your consideration.

Dean and Elizabeth Sims

Nina Ruiz

From: Bob Stadler <newbeginningco@gmail.com>
Sent: Thursday, May 02, 2019 7:23 AM
To: Nina Ruiz
Subject: Rezoning Letter
Attachments: Rezoning Letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

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Nina,

My name is Bob Stadler and I was at the meeting in Walden Tuesday evening. I did not speak but have written a letter to express my concerns about the new school.

Thank you for reading the letter and if you have any questions please feel free to contact me at 303-204-5543. Have a blessed day.

Pastor Bob Stadler
17655 Pond View Pl.
Colorado Springs, CO. 80908
303-204-5543
newbeginningco@gmail.com
theway-cc.com

Nina Ruiz

From: Steven Gutman <avantistev@gmail.com>
Sent: Thursday, May 02, 2019 5:45 PM
To: Nina Ruiz
Cc: Gonzales - CDOT, Arthur
Subject: REQUEST FOR DELAY OF LOCATION APPROVAL HEARING - MONUMENT ACADEMY

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Greetings Nina,

Thank you again for referring me to Arthur Gonzalez at CDOT. He has been amazingly accessible and forthcoming...as you have. I have maintained contact with Art and was truly shocked to find an hour ago that the CO83 intersection is still not at all a "done deal" as Matt represented first at Tuesday's meeting, and again when I met with him this afternoon. My meeting with Matt was to request and give him the opportunity to delay the hearing until CDOT approves the intersection on 83 that is key to the site plan. Matt told me that he cannot do that.

Therefore, because many affected individuals believe that there are severe safety issues that have not been fully addressed, and that neither of the site access intersections on CO83 and Walker Road have been finalized, the neighbors who have been contacting me believe that the County Planning Commission should delay its consideration of the Academy's project until the CDOT study is complete and ALL ingress-exit issues including evacuation are complete. While we do not YET have a neighborhood organization that can represent the views of residents on projects such as this, I am confident that the emails you receive will confirm that a desire for delay of the Hearing is the prevailing attitude in the neighborhood. In the meantime, we will be preparing for the Hearing.

Nina, what will it take to get this delay? Do we need a lawyer? Should we involve Holly Williams, our County Commissioner? Would you and Craig like to meet with me and one or two other neighbors? We've got to get this right.

Please call me as early or late as you would like if you feel like chatting instead of emailing.

Thank you again.

Steve

561 676-9539

avantistev@gmail.com

Nina Ruiz

From: Rhonda <rdinco@gmail.com>
Sent: Friday, May 03, 2019 1:50 PM
To: avantistev@gmail.com; Nina Ruiz; arthur.gonzales@state.co.us; Rhonda Dailey
Subject: Re: Urgent alert: NEIGHBORHOOD UPDATE: PLEASE REVIEW AND...

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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

Nina Ruiz

From: Nina Ruiz
Sent: Monday, May 06, 2019 8:10 AM
To: 'Cindy Clarke'
Subject: RE: Proposed Monument School Site and neighboring land

Hello,

I wanted you to be aware that the request before the planning commission will only be for the school site and not for commercial/residential development. The applicant has submitted a traffic study, which is still in review, that should demonstrate the anticipated traffic flow is safe, and if any improvements to the roadways are necessary. Please let me know if you have any 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 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

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

From: Cindy Clarke [<mailto:cindy@clarke.in>]
Sent: Sunday, May 05, 2019 8:39 AM
To: Nina Ruiz
Subject: Proposed Monument School Site and neighboring land

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Ms Ruiz

> I wanted to make my concerns heard and on record that I disapprove of this site being used for the proposed Monument Junior and Senior High School as well as the additional two sites to be used for commercial development.
>
> These are my reasons:

> 1. We bought in Walden two years ago because of the rural residential atmosphere and the lack of commercial and multi unit residential anywhere close to us. This was the main reason we left the Denver area-too much development and we're thrilled to find this community that values that small town atmosphere.

> 2. I do not see how the existing infrastructure even now can safely accommodate the traffic we are currently experiencing, let alone with the addition of any of the proposed projects. It concerns me that being a Walden resident, my access into and out of my now quiet and peaceful neighborhood will be tremendously impacted. I'm also very concerned that in the event of an emergency, fire, national threat, etc my ability to evacuate in a timely matter will be greatly impacted and quite frankly poses a big danger for the safety of my family.

> 3. The beauty of this area is the ruralness of it with it's open spaces and wildlife. That was a huge defining factor in our decision to relocate to the area.

> I hope you will seriously take these points into your decision making and help in finding an alternate location for the school and leave the area zoned rural and not commercial.

>

> Cindy Clarke

> 17735 Pond View Place

> Colorado Springs, Co 80908

> 407-375-2019

>

> Cindy@Clarke.in

Nina Ruiz

From: Nina Ruiz
Sent: Monday, May 06, 2019 7:46 AM
To: 'Mark Temple'
Subject: RE: No to Monument Academy rezoning

Hello,

You have received some incorrect information. The applicants are requesting a school to be located at the Walker/83 intersection, and not a school. Please let me know if you have any 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)

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To review all El Paso County projects go to: <https://epcdevplanreview.com/>
To review the [El Paso County Land Development Code](#) go to:
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PERSONAL WORK SCHEDULE

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

DEPARTMENT HOURS

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

From: Mark Temple [<mailto:mark@marktemple.com>]
Sent: Saturday, May 04, 2019 1:01 PM
To: Nina Ruiz
Subject: No to Monument Academy rezoning

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My name is Mark Temple and we have lived in the Walden subdivision since 2007.
We received information that there was going to be a request to rezone land in our neighborhood from Rural Residential to Commercial?
When we moved into our neighborhood we saw the entire build out plan before we bought.
I don't think it's right or fair to change it after the fact... I have major concerns with traffic and water.

No to the proposed rezoning.

Thanks

Nina Ruiz

From: Nina Ruiz
Sent: Monday, May 06, 2019 8:02 AM
To: 'John & Tamara Cinnamon'; 'arthur.gonzales@state.co.us'
Cc: 'avantistev@gmail.com'; 'JOHN SHERFESEE'; 'Pamela Sherfese'; 'Jeffrey.dambra@united.com'; 'hjdambra@msn.com'; Daniel Torres
Subject: RE: Monument Academy Proposed Site

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)

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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,

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? **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.**

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

Nina Ruiz

From: Nina Ruiz
Sent: Monday, May 06, 2019 7:32 AM
To: 'Jason Callaway'
Subject: RE: Monument academy middle/high school at hwy 105 and 83

Hello,

The applicants have discussed their proposal with CDOT and CDOT has not yet expressed any objection to the proposed access. However, a complete application has not been submitted to CDOT for the proposed access that I am aware of. Because this is a State access, and not a County access, we do not have the ability to approve/deny the proposed access. Should the approval of location be approved, we would require the CDOT access permit prior to building permit authorization 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)

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PERSONAL WORK SCHEDULE

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

DEPARTMENT HOURS

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

From: Jason Callaway [<mailto:jdougcallaway@gmail.com>]
Sent: Friday, May 03, 2019 1:39 PM
To: Nina Ruiz
Subject: Monument academy middle/high school at hwy 105 and 83

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I was told that Colorado Department of transportation had not been submitted a request for approval for any kind of road or traffic plans for this area in regards to building the school. Matt Dunston the developer stated this was already a done deal. I was also told the county is poised to approve this schools proposal regardless of the states highway review passing or not. Could you tell me if this is a true statement. Thank you

Nina Ruiz

From: Nina Ruiz
Sent: Monday, May 06, 2019 7:44 AM
To: 'Stephanie Colgate'; 'arthur.gonzales@state.co.us'; 'avantistev@gmail.com'; 'Andrew Colgate'
Subject: RE: Monument Academy Hwy 83 & 105

Hello,

I wanted you to be aware that a special use permit is not something that is completed without neighbor input. The special use will include notifying those neighbors of what is being requested and the item will likely be heard at a public hearing in the future.

It is the site development plan that does not require any neighbor notification or input. I thought it was important to clarify this for you. Please 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)

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PERSONAL WORK SCHEDULE

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

DEPARTMENT HOURS

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

From: Stephanie Colgate [mailto:spahns@yahoo.com]
Sent: Friday, May 03, 2019 10:49 PM
To: arthur.gonzales@state.co.us; Nina Ruiz; avantistev@gmail.com; Andrew Colgate
Subject: Monument Academy Hwy 83 & 105

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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.
Stephanie Colgate
Walden North resident
719-359-3360

Nina Ruiz

From: Nina Ruiz
Sent: Monday, May 06, 2019 8:15 AM
To: 'Michael Merrill'
Cc: 'arthur.gonzales@stste.co.us'
Subject: RE: Comments on the upcoming May 7th, 2019 El Paso County Planning Commission Meeting at 2880 International Cir, 80910: RE:Monument Academy Hwy 83 & Hwy 105 and Commercial Buildings.

Hello,

Thank you for your comments! I did want to clarify a few items for you. The only application the Planning Commission will be hearing is for the school, and not for any proposed subdivision, commercial, or residential development. The applicants are proposing to use a the Walden Corporation centralized water and sanitation so your well/septic concerns may be alleviated. The applicant will pay for the water, wastewater, utility, and roadway improvements and not the County. These improvements are to be installed prior to the CO for the school.

Please let me know if you need anything else!

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

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PERSONAL WORK SCHEDULE

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

DEPARTMENT HOURS

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

From: Michael Merrill [mailto:merrill66@gmail.com]
Sent: Sunday, May 05, 2019 9:56 AM
To: Nina Ruiz
Cc: arthur.gonzales@stste.co.us
Subject: Comments on the upcoming May 7th, 2019 El Paso County Planning Commission Meeting at 2880 International Cir, 80910: RE:Monument Academy Hwy 83 & Hwy 105 and Commercial Buildings.

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As a Colorado native & 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 re-zoning by 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 multiple other 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.

Specific Concerns: Health & Safety

1. 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?

2. Impacts on the "Walden" areas 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: Who will pay? Have there been any studies? Has there been any research on best practices? Have or will there be a well developed, public plan with adequate time and input for full transparency?

3. Impacts on the transportation system; Highways (83 & 105), 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: 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? What are the state Fire Marshall, Local Fire/EMS and First Responders best practices when it comes to adequately providing safety services to citizens in a rural and forested area? Does the El Paso Sheriff Office have best practices for heavily populated rural/forested residential areas for traffic safety?

4. Impacts with "fires;" Colorado and El Paso county have had recent and devastating (including loss of life) wild fires. 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," not even the attempt to show significant support for Fire/EMS within the Walden Preserve.
Question: 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?

5. Impact on "Walden North," with new and increased needs for water, sewer and residential services by the Walden Corporation.
Question: Who will pay for the utilities; water, sewer, roads, etc. for the new entities? Will these be just added into our current obligations?

Note: As resident of Walden North, we have few if any alternative sources of water, sewer, roads, etc.

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

Nina Ruiz

From: C. Thorpe <wendyllcro@msn.com>
Sent: Friday, May 03, 2019 1:53 PM
To: Nina Ruiz
Cc: C. Thorpe
Subject: Proposed School

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To whom it may concern,

Please help the us ! The residence here in Walden do not approve of a high school out here in the Forest. The intersection of highway 83 and highway 105 in El Paso County is not an appropriate place for a school. This is a residential area. This is a custom home area. This is horse farm zoned RR 5 acre territory. There are thousands of other better commercial parcels of lands more suitable for a high school. There are seven miles of twisting turning mountain hill roads between I-25 and highway 83. Dangerous on a clear sunny day.

Please help preserve the dignity of Black Forest. Please provide accurate accounts of the water available for this proposal.

Respectfully ,

Wendy Crosby

Pond View PI —80908

<><

Nina Ruiz

From: Erika Click <jetcitywoman12@yahoo.com>
Sent: Saturday, May 04, 2019 1:33 PM
To: Nina Ruiz
Subject: Proposed plan for Monument Academy in Walden

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Good afternoon Ms. Ruiz

Thank you for coming to the Walden meeting last Tuesday evening. I was in attendance and have many concerns about this proposed building project.

Primarily, the County planning commissions approval meeting scheduled on May 7th needs to be pushed back until CDOT has been given adequate time to review and complete the proposed CO83 intersection for safety and adequacy. Doing so prematurely is not wise nor responsible.

You are well aware, as you heard from concerned neighbors, that building a school, multi-family dwellings and a YMCA would cause tremendous issues with traffic and avoidable accidents. Besides this, the crime rate will elevate and the quiet beauty that this area affords will be compromised.

Walden neighbors need strong backing to have our voices heard. You can see what we are up against in listening to Matt Dunston speak. His agenda in making and keeping Walden a close knit, safe community is not his priority.

I have spoken to several neighbors and not one supports this building project. It is only fair to let CDOT do their part, not rush the process but be done in the way it should be.

Best,

Erika Roslie
17850 Woodhaven Drive
(856) 577-4563

Nina Ruiz

From: David Lopez <davidlo57@live.com>
Sent: Thursday, May 02, 2019 7:45 PM
To: Nina Ruiz
Subject: Proposed New Charter School at HWY 83 and HWY 105 Intersection

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Categories: Red Category

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Nina,

Thanks for providing information on the proposed Building Plans for the New Charter School.

Residents that I have talked to in our Community are not happy with the proposed School. I believe the "real intent" to provide an avenue for the Dunstens' plans for future construction of ~164 Units and for the County to construct a road where they want it.

Safety is the main concern. This School is to be located at one of the most dangerous intersections in the County. We need to look out for our kids.

As mentioned, the current Plot Plan allows for a new road, is "friendly" to the Dunsten's plans for future construction and does not consider current residents' property, especially the location of the Sports Field. I understand that it is the Dunsten's business to look out for their interest. I get that. Business is business. However, I would hope you would please also listen to current residents concerns and position on this matter as well.

You stated that the School approval is basically a done deal. I hope we are not too late to voice our opinion. **Please have the County look into the layout of the structures in the Plot Plan and allow the residents to have a voice in where the Sports Field is to be located.** Right now, it appears to be conveniently located away from where the future Units that are to be constructed and could be located in a more "friendly" location for current residents. I also think this facility could be moved where it does not affect Dunsten future construction and the current residents. A win/win.

Thanks again. I hope the County will listen to the Residents.

David

Nina Ruiz

From: Marty Levy <mlevy6659@gmail.com>
Sent: Friday, May 03, 2019 5:03 PM
To: Nina Ruiz
Cc: arthur.gonzales@state.co.us
Subject: Monument Academy/YMCA project at the corner of Hwy. 83 and Hwy. 105/Walker Road

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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

Nina Ruiz

From: Kim Callaway <kccallaway@gmail.com>
Sent: Sunday, May 05, 2019 6:18 AM
To: Nina Ruiz
Subject: Monument Academy MS and HS project proposal

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Dear Mrs. Ruiz and Mr. Gonzales,

I will keep this short and sweet as I'm sure you are receiving lots of emails.

Mrs. Ruiz, Please consider denying the request for zoning for the school. I do understand it can get approved at state level, but perhaps this will get others attention.

83/105 are not equipped and ready to handle this. I have seen countless accidents at the intersection including 2 close friends. Our roads need to be prepared first.

Please look into every detail of this proposal and be sure this is the best for our area and not just the developer.

I have signed this petition and agree with every point on it.

<http://chnng.it/QXCnMjWBgX>

Kindly,
Kim Callaway
18170 Woodhaven Dr 80908

Kim Callaway
www.kimcallaway.com
<https://www.facebook.com/AWellOILED/>
7196410710

Nina Ruiz

From: Amanda Verrie <amanda.verrie@gmail.com>
Sent: Sunday, May 05, 2019 12:27 PM
To: Nina Ruiz; arthur.gonzales@state.co.us; avantistev@gmail.com
Subject: Monument Academy MS & HS proposed for intersection of CO83 and Walker Rd

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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 back yard. 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

Nina Ruiz

From: Chris Sorenson <chrissorenson@hotmail.com>
Sent: Sunday, May 05, 2019 8:31 AM
To: Nina Ruiz
Subject: Monument Academy Middle & High School (Hwy 83 & Walker Rd)

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FOR: Nina Ruiz, El Paso County Planning Commission

SUBJECT: Monument Academy School at Highway 83 and Walker Road in Northern El Paso County

I respectfully request a delay of the county use hearing until all traffic considerations are properly evaluated. The proposed location is at a known hazardous intersection with increasing congestion due to previously approved future growth in the Northern El Paso region.

Please feel free to contact me to discuss, I live less than a mile from the proposed location and intimately understand the issues at hand.

Sincerely,

Nils C. Sorenson
(703) 673-8604
17850 Pioneer Crossing, Colorado Springs, CO 80908

Nina Ruiz

From: Michael Morris <mikestefmorris@gmail.com>
Sent: Wednesday, May 01, 2019 11:52 AM
To: Nina Ruiz
Subject: Monument Academy Meeting

Categories: Red Category

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Nina,

I was at the meeting last night and I am opposed to the planned construction on the Monument Academy build out. For people who are unable to make the meeting on Tuesday, what are the procedures for having their voice heard?

I look forward to hearing from you.

V/r,

Mike Morris
719.661.6484

Nina Ruiz

From: Stephanie Colgate <spahns@yahoo.com>
Sent: Friday, May 03, 2019 10:49 PM
To: arthur.gonzales@state.co.us; Nina Ruiz; avantistev@gmail.com; Andrew Colgate
Subject: Monument Academy Hwy 83 & 105

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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.
Stephanie Colgate
Walden North resident
719-359-3360

Nina Ruiz

From: Lee & John <johnlputnam@gmail.com>
Sent: Friday, May 03, 2019 1:53 PM
To: Nina Ruiz
Cc: avantistev@gmail.com
Subject: Monument Academy High School

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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**

Nina Ruiz

From: amy tilson <tilson.amy@gmail.com>
Sent: Thursday, May 02, 2019 6:41 PM
To: Nina Ruiz
Subject: Monument Academy Football Field

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Hello Ms. Ruiz,

I am writing because our home will be directly impacted by the placement of the Monument Academy Highschool Football Field. While I understand that we need infrastructure and that this facility needs to go somewhere, it would be so wonderful if the placement of the facility and it's football field considered the impact on neighboring residents. If the football field and facility were located closer to Hi 83 rather than directly behind our homes on top of the hill we would have greatly reduced impact from this inevitable change. I really appreciate you taking this into consideration.

Amy Tilson

Nina Ruiz

From: Debbie <djfobair@gmail.com>
Sent: Saturday, May 04, 2019 8:26 PM
To: Nina Ruiz; arthurgonzales@state.co.us
Subject: Monument Academy Charter School County Land Use Hearing

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Dear Ms. Ruiz and Mr. Gonzales,

We would like to request that the county land use hearing for Monument Academy Charter School be delayed until CDOT has completed its review of traffic safety impacts.

We have been residents in Walden North since 1995, and though we know that change is inevitable, change can be controlled and be advantageous to all involved as long as all factors are thoroughly researched, reviewed and handled accordingly prior to making decisions.

The addition of a Middle/High School on the southeast corner of State Hwy 83 and Walker Rd will cause significant safety and traffic volume concerns that must be reviewed before the county can make any decision regarding land use.

The increased traffic volume from a school will warrant that the Hwy 83 & Walker Rd. intersection has designated left turn lanes on east and west bound Walker Rd. Drivers currently experience long waits at high traffic times and the school addition will only increase the number of trips per day causing longer wait time and more frustrated drivers. The intersection already has a high number of accidents and fatalities and increasing traffic will cause public safety issues.

The proposed north entrance to the campus off Walker Rd. will be the only option for cars coming from the north & west with no alternate routes (other than a long winding trip through the adjoining neighborhoods!) when accidents occur and in turn will impact the neighborhood traffic and safety.

Drivers that need to go south on Hwy 83 and do not have the patience to wait in line to turn left off of Walker WILL find another way. That way WILL involve driving through the residential neighborhoods of Walden North & Walden Preserve and various other routes depending on their destination. Again, this will impact traffic and safety for everybody in those neighborhoods.

The priority should be for the State and County to review the traffic impact for ALL effected roads and neighborhoods prior to approving the change of land use, and to ensure that all changes necessary to keep our community safe are implemented prior to the school opening. Waiting for a fatal accident is not acceptable.

Sincerely,

Tom & Debbie Fobair
18120 Woodhaven Dr.

Sent from my iPad

Nina Ruiz

From: Lewis Thrasher <lewis.thrasher@hotmail.com>
Sent: Sunday, May 05, 2019 9:51 AM
To: Nina Ruiz
Subject: Monument Academy at Hwy 83/105/Walker Road

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Hi Nina,

I wasn't able to attend the meeting the other night. I'd like to request a delay of the county land use hearing until CDOT has completed its 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

Nina Ruiz

From: Steven Gutman <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

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Clarification from County Planner on Monument Academy School Project

Neighbors, I received the following message from Nina Ruiz, the County Planner who has been doing such a good job clarifying the County's processes regarding this complex project. Note that, even if the County Planning Commission decides to approve this project despite our concerns and the incomplete roadway design/traffic projections, we WILL be heard by CDOT, but you need to copy Arthur Gonzalez at CDOT with your email to Nina. Art and Nina have been sharing communications on this application, and it should be clear that County Planning staff and CDOT are interested in what we have to say.

Thanks again for your active participation and support for helping us to get at the truth of the safety and impacts of this huge project, which will affect every one of us.

"Hello Steve, I completely understand your concern that CDOT has not issued an access permit for what is being proposed. However, El Paso County has no jurisdiction over whether or not CDOT will issue an access permit. We do not typically delay hearings due to an applicant having not received approval from CDOT. Instead, we oftentimes make the CDOT approval a condition of approval. In the instance of Flying Horse North, for example, the applicant received approval for their final plat to create 80 lots without the CDOT access permit being in place.

I also understand your concerns with traffic with the proposed use being a school, which typically has high levels of traffic 2x a day. As you are aware, there are limitations in the review and criteria for the Approval of Location. The review criteria is limited to: The application for a public use, structure or utility is reviewed for conformity with the submittal and processing requirements included within this Code and Procedures Manual and for conformity with the adopted Master Plan.

In the instance of the Monument Academy, they are choosing to obtain a building permit through PPRBD, which means we may require a site development plan. With the site development plan we will ensure compliance with all of our rules and regulations. Of utmost concern with schools is compliance with traffic. Our engineers will not allow for a site development plan to be approved without the traffic study demonstrating that safety is to be maintained. If the applicant had chosen to go through the State instead of through PPRBD for the building permit, we still would have an opportunity to review at least traffic with our approval of the access

permit off of Walker Road. We would not issue an access permit if the traffic study demonstrated unsafe conditions.

You may certainly make a request to the Planning Commission for a delay of the public hearing, as you may make any statements you wish at the public hearing. I will just caution you that this is would be contrary to how we typically handle the issuance of a CDOT access permit so your odds of success are lesser. Please let me know if you have any questions.

Have a great weekend!

Nina"

Nina Ruiz

From: Craig Dossey
Sent: Thursday, May 02, 2019 12:15 PM
To: Nina Ruiz
Subject: Fwd: Matt Dunston, Walden Project Intentions

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Craig Dossey
Executive Director
El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO
80910

(719) 520-6300 (main)
(719) 520-7941 (direct)

Sent from my iPhone

Begin forwarded message:

From: Holly Williams <HollyWilliams@elpasoco.com>
Date: May 2, 2019 at 11:59:13 AM MDT
To: Craig Dossey <craigdossey@elpasoco.com>
Subject: FW: Matt Dunston, Walden Project Intentions

From: Michael Morris [mikestefmorris@gmail.com]
Sent: Monday, April 29, 2019 10:30 PM
To: Holly Williams
Subject: Matt Dunston, Walden Project Intentions

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

As a several year resident of Colorado, my family has enjoyed the natural appeal of the immense wildlife, the exclusive feeling of being separated from neighbors and the relaxed tight-knit

community that the Preserve at Walden has provided. With the proposed changes that are aggressively coming to our neighborhood, that could all change. This wouldn't be a problem, had it been communicated properly to the residents and not deceitfully orchestrated by a Monument Academy Board of Directors, the same individual who Co-developed the housing divisions and owns the water rights. I have to wonder if there is an alternative motive to this grand plan?

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

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

As stated in the Letter of Intent to El Paso County Planning and Community Development, dated **19 September 2018, RE: WALDEN PRESERVE 2, FILING NO. 4 – FINAL PLAT APPLICATION, PARCEL NUMBERS: 6123001023:**

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

JUSTIFICATION FOR REQUEST

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

EXISTING AND PROPOSED IMPROVEMENTS

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

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

Water service, including fire hydrants, will be provided by a central water system. Waste water collection and treatment will be provided by a central waste water system. Both systems currently exist and are owned and operated by the development company. Work is currently underway to develop a Metropolitan

District which would take over ownership, maintenance and operation of the water and waste water facilities. Should the applicant be unsuccessful in obtaining the various required governmental approvals and permits necessary to implement the proposed Metropolitan District, the current central water and waste water facilities owner, the Walden Corporation, will own and maintain the central water and waste water facilities proposed within this application. “

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

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

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

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

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

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

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

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

Boyd Williams President & CEO, YMCA of the Pikes Peak Region
Brian Risley Y Board Chair & Monument Academy Architect
Jeff Peterson COO, YMCA of the Pikes Peak Region

Don Griffin Monument Academy Executive Director
Matt Dunston Residential Developer
Bill Dunston Residential Developer

The Monument Team met with:
Barb Bettin President & CEO, YMCA of Lincoln
Scott Wieskamp Director of Operations- Lincoln Public Schools
TJ Schirmer AE Project Manager – The Clark Enersen Partners
Tim Ripp Architect- The Clark Enersen Partner
JP Lauterbach COO, YMCA of Lincoln

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

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

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

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

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

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

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

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

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

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

I appreciate your time and effort in this matter.

V/r,

Mike Morris

Email: mikestefmorris@gmail.com

CP: 719-661-6484

Nina Ruiz

From: Steven Gutman <avantistev@gmail.com>
Sent: Saturday, May 04, 2019 11:45 AM
To: Nina Ruiz; Gonzales - CDOT, Arthur; Matt Dunston
Cc: Allan Zendle; conwaydv@gmail.com
Subject: Fog and critter hazards on roadways
Attachments: Monument Academy Handbill FINAL.pdf

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Art and Nina, this image of a car-moose (elk...?) encounter at County Line and I25 was posted a few minutes ago. There is a LOT of fog up here at 7600' elevation, and LOTS of deer and elk. I can send you a picture of 15 elk on the Academy school site if you would like. I stopped going to evening meetings in Black Forest in the winter after I avoided hitting deer twice in one evening. Fog and critters on high speed roads are our enemies out here. C0105 and Baptist Road get really dangerous with tree-shaded areas (99% of both routes) posing extreme winter driving hazards. The more I consider my neighbors' observations, the more I am concerned about the safety of this location for this school that may ultimately require 1000 individual drop-offs in the morning and the same in the afternoon because there will be no school buses.

Four other neighbors and I walked our neighborhood yesterday and delivered more than 300 flyers. We talked with many of them and I can report that there is great concern that this school is already a "done deal" without having a chance for meaningful input and obtaining objective assurances that access will be safe, adequate, and not drive overload traffic onto neighborhood streets. We have advised that they have the chance for input with CDOT by emailing you Art, and if I did not invite you to tour our area with a group of neighbors, this is that invitation. A group is on stand-by.

Attached, for your information, is the flyer we have posted on Nextdoor.com for our area and hand carried to our neighbors. It looks like you are getting a lot of e-mails from neighbors providing their perspectives. There is also an on-line petition to stop the project, but I posted on Nextdoor that we just need to wait for the CDOT review if the County Planning Commission decides to approve the School without access being finalized. Nina, you mentioned that this is commonplace and that Flying Horse was approved without CDOT approval. That is a subdivision, not a huge school with thousands of trips a day, and it needs to be treated differently. It looks really bad to citizens that the County can approve any major projects like this without CDOT first saying that the proposed access-egress is safe and adequate.

Thanks again, Art and Nina, for your accessibility and the clarity of your information.

Steve Gutman
Walden



Nina Ruiz

From: Steven Gutman <avantisteve@gmail.com>
Sent: Thursday, May 02, 2019 5:10 PM
To: Nina Ruiz
Subject: Copy of my letter to Arthur Gonzalez, CDOT

Follow Up Flag: Follow up
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4:09 PM (54 minutes ago)

to Arthur



My neighbors and I greatly appreciate your accessibility and clarity in describing the status of this project. Given the safety risk factors for this project at this particular place on CO83, we are greatly concerned for the safety of EVERYONE using CO83, including the kids, student drivers, teachers and staff affiliated with this huge school; residents of our neighborhoods and surrounding areas; touring bicyclists and motorcyclists; and the more and more frequent occasions when CO83 is bumper to bumper due to an incident or accident on I-25 in The Gap. I am continuing to obtain comments and observations about traffic conditions on the CO83/CO105 area from the 330 families in our neighborhood, and will forward them to you Monday if that is OK. I have personally received numerous lengthy emails of concern from individuals who live nearby but not in the project area, as well as neighbors in proximity to the site. We will of course be copying Nina. I believe that we are going to continue to seek a delay in the Location Approval Hearing held by the County Planning Commission scheduled May 7, our one and only opportunity to obtain information and comment before the Planning Commission votes. The stakes are just too high for us to give up now without the information we need to judge this project for ourselves.

Any idea how long it will take CDOT to complete its review and make a commitment to the Academy, if and when the intersection concept is approved?

Steve Gutman
561 676-9539
avantisteve@gmail.com

Nina Ruiz

From: Cliff Kotnik <clkotnik@att.net>
Sent: Friday, May 03, 2019 4:35 PM
To: Nina Ruiz; arthur.gonzales@state.co.us
Cc: avantistev@gmail.com
Subject: Concerns about Monument Academy Middle School and High School Project

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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
clkotnik@att.net

Nina Ruiz

From: Heather Sharp <heatherksharp@gmail.com>
Sent: Thursday, May 02, 2019 1:34 PM
To: Nina Ruiz
Subject: Concern for plans at Hwy 83 and Walker Rd

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

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Nina,

Thank you for coming to the community meeting earlier this week. You provided details and that was helpful. You mentioned that we could express concerns for the Planning and Community Development team by sending them to you via email. I am writing to do that.

I am gravely concerned that Hwy 83 and Walker Rd, as well as the surrounding roads, will not be able to accommodate the amount of traffic that Monument Academy High School will create. While the meeting this week was not covering the other development plans that the Dunstons want to proceed with, those plans will only exacerbate the issue further.

Can you give me details on when the County will have the master plan done? What is the plan for expanding capacity on Hwy 83? Is there a way I can participate in the planning of either? And is there any other steps I need to take in order to register my concerns?

Thank you again, Nina. Have a nice day!
Heather

Sent from my iPhone

Nina Ruiz

From: Meagan Young <meaganeyoung@gmail.com>
Sent: Friday, May 03, 2019 6:30 AM
To: Nina Ruiz
Subject: Building at 105 and 83

Follow Up Flag: Flag for follow up
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Categories: Red Category

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Dear Nina Ruiz,

I am writing in regards to the proposed building at 105 and Hwy 83. I along with person after person that I speak with in this community are so completely opposed to the building of Monument Academy High School and all the other growth that comes with it. I am also highly opposed to the YMCA being built there along with everything else that is being planned to be built there. This is a small, tight knit, safe community that will be threatened by the growth. The road does not safely support the huge amount of traffic that will come with it. My other concerns are what happens with the water usage. The more homes that are built greatly concerns me with the increase of water being used from the aquifer which many of us here use with our wells. The impact on sound and light pollution at night is concerning as well. Also the damage that all the building will do to our environment. I am asking for reconsideration with the building of Monument Academy and everything else. Please don't do it!

Meagan Sours

Nina Ruiz

From: LISA/PATRICK E LYONS <lyons5family@comcast.net>
Sent: Tuesday, April 30, 2019 6:13 PM
To: Nina Ruiz
Subject: "Potential" Monument Academy High School

Categories: Red Category

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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