

Open Letter to Black Forest Residents  
from Rob Haddock  
(owner of the former vet clinic property at 12740 Black Forest Road)

It seems a lot of folks have a lot of concern about a building project near Shoup and Black Forest roads intersection. I have heard of hate-filled commentary some of which even borders on suggesting conspiracy and deception about a person they don't even know and a situation surrounded by hearsay. It has always amazed me how so many people tend to believe things without fact-checking just because, "so and so told me". You have only to tune in to the evening news to witness how much strife, division, hatred and even violence results from being embroiled in this kind of thing.

I am that person who is being demonized by select individuals who based upon inadequate and inaccurate information, seem to be inciting and perpetuating mean-spirited diatribe-- So allow me to introduce myself and present some **factual** information for your knowledge and careful consideration:

My name is Rob Haddock. I am a Colorado native. (Born in Ft. Collins 1954). I graduated from Wm Mitchell High School (CSC) and attended CSU for pre-vet medicine for a brief time following high school. I have lived in Black Forest for going on 50 years now. Off Shoup (near Volmer) for some years; now further North. I used to ride my horse down to the Black Forest store in the 70's and visit with Elenore when she ran the store, the post office, and the fuel pump. Before I even lived here (c. 1972) I rodeoed at Pine Cone Ranch back when it was actually a ranch. Forest Lewis was the ranch foreman and we were good friends. In those days I had a steel erection business, operated from home on Linwood Ln, doing work all over the U.S. and occasionally rented the Community Center for our Christmas party and other events. I also went there to see and buy arts and crafts from Black Forest artists. (I have always loved art)

Back then, I rode horseback from my place off Shoup Rd up to Hodgen without ever encountering a fence and rarely had to ride on a road (almost all gravel then). I used to hunt coyotes on the Bar X ranch before it was Highland Estates and various other subdivisions. I used to cut beetle wood for Tom Collier on what is now Table Rock Ranch subdivision. When I acquired the land and built the home where I am now back in '86, it was surrounded by undeveloped ranch land and at night was the only light that could be seen for several miles in any direction. I used to help Dave Higby (just north) with his cattle gathering and was good friends with the Hollingworth's, the Smiths, Beardsley and other ranches in the neighborhood.

I have been both angered and grieved the changes, growth and development I have seen in Black Forest over those 5 decades and wish to God it could have stayed the way it was back then. But that is simply not reality and I have learned over time (in the words of Robert Shuler) to have the serenity to accept the things I cannot change; the courage to change the things I can; and the wisdom to know the difference. (Read on.)

I am a guy who believes in maintaining and preserving relationships with my friends, my neighbors, my family and my business associates. I have had the same banker for 50 years, the same accountant for 45 and attended the same church for 35. I still have numerous friends I have had since childhood and young adulthood. I treat them all like family. I am also a guy who respects his neighbors and their perspectives, even if I don't agree with them. I value my personal integrity above all else with the exception of my God and Savior. Pursuant to all that, I have also been described by many who know me as being "transparent as glass". Accusations of being a "deceiver" are completely baseless, cruel, unjustifiable and hurtful to me personally.

My (now adult) children were raised here in Black Forest from birth. Most of my family lives here too. Four generations worth. Both my sons live here—and their children. My dad lives here. My step-mom is buried here. Two of three sisters live here. Thirteen of Haddock descendants if I didn't miscount. A number of them work for the family business that will be housed in this facility. A few others who are not related like the Chief Operating Officer live here and work for the company. My construction manager for the barn currently being built also lives here in Black Forest. The electrician lives here as does the plumber.

You can learn more about me personally and professionally by simply googling my name and visiting my company's website. I think someone commented that Calandra Vargas be contacted about this building project. That is an excellent suggestion. Cally has known and been a neighbor of mine since she was knee-high to a grasshopper. I supported her for public office. When she visits home, she rides her horse across my place at will and usually stops by my back door to visit and raid my pickle supply. A terrific young lady and- we both LOVE pickles and horses. So, if you know Cally, give her a call and ask her who and what I am.

On a more personal level and outside of business, my gift and calling in this life is "giving", so that is a big deal to me. I have established a family foundation for the purpose of supporting humanitarian outreach charities. These are organizations that benefit orphans and widows, veterans, cancer patients and treatment, abortion alternatives and the like. Some examples are Hope Hollow, The Gary Sinise Foundation, What Matters (Casa Angelina), Grace House Ministries, Fresh Start Surgical, Talk About Curing Autism (TACA), Roever Foundation.

I also have a business continuation plan in place so that when I am promoted from this life to reside with my Maker, my three adult children (who are all work for the family business) will take over the reins and perpetuate both it and the family foundation in my absence.

Now, about my business:

I own a company called S-5! (S-5.com). It was founded from my barn office (in Black Forest) in 1992 based on some technologies I invented in '91. Today our products are in use on over 2 million buildings all over the world, including the World Headquarters of IBM, Google, NATO, NREL and Apple. These products are used on every Costco store ever built in the world (there are a lot of them). These technologies are primarily related to metal roofing. They are used to mount all kinds of things to metal roofs, many of which are used in life/public safety applications.

Without exception, these small parts are manufactured in our own world class plant located in Iowa Park, TX. (and currently being expanded). All our stuff is made only in the U.S.A. at that factory. From that location they are shipped all over the U.S. and the rest of the world. Our plant has won multiple safety awards from our industry and is the “talk of the town” of Iowa Park. All that talk is only full of praise and flattery for what we have added to the community. We have also won “Business of the Year” awards from the city.

The building (when we acquired it) was an old (early 1980’s) vacated Walmart store. Some of you may know what they looked like back then—not exactly eye candy. You can see what it looks like now by visiting our website and some of the blogs and videos on there. Most people would not expend the kind of funds that we did to make a factory look pretty on the outside, but we are not “most people” and we care about how we look to the community.

Our facility in TX is state-of-art and we support other local businesses and residents. We employ people in the local neighborhood. And by the way, we are always happy to welcome visitors, so you are hereby invited to stop in if ever in that neighborhood and find out why you should be proud as peacocks to have our corporate HQ in your neighborhood. Just announce that you are from Black Forest and you will be welcomed with red carpet and open arms to see first-hand how it is done. We are just real people.

Our company slogan and mantra is doing things “*the right way*®” and this is reflected in everything we do, from products to physical buildings to customer and vendor relationships to relationships in both professional organizations and local communities. We have even trademark-registered that slogan. We live up to it every day. You can learn more about all that with a visit to the company website [www.S-5.com](http://www.S-5.com). Now on to some of the hearsay, misinformation and the plain truths about our proposed facility here in Black Forest.

First, what our Black Forest Office is not:

Contrary to some public postings, we sell nothing from this location. We have NO walk-in or retail business traffic. Prior to my purchasing this property there was a veterinary clinic located there with traffic in and out all day every day. No such traffic will be doing that going forward. Not to say a Fed-X or UPS delivery will not show up—they will. But our staff (most days 9-12 people) will come in the morning and leave at night. Some may go up to the R&R or Subway for lunch, supporting other Black Forest businesses. They will probably walk to the Fire House BBQ. Others will bring their lunch and prepare in the kitchen within the facility. (Many of us like to cook—and are health nuts.)

Also contrary to public postings, we are NOT in the roofing business or the roofing supply business, the roofing wholesale business or anything of the sort. Further, we will NOT manufacture or warehouse anything at this location and have no plan of EVER doing so. It would be foolish for us economically, logistically and in other ways to ever do so. We are VERY content for more reasons than I can count performing those functions in Iowa Park, TX.

You may have been disenchanted as you drive by the site lately and seen mountains of dirt piled up, at the barn which is currently under construction. I can only guess what you were thinking. So, FYI, the mountain of dirt isn't staying there. We are giving it away at no charge to area residents who need fill dirt. And with the current proposal there will be more. You see, we are actually carving the crest of that hill DOWN by 10' or more to lower the profile of the site and future building in respect of others to preserve their view of the mountains and minimize the building profile.

Contrary also to public postings, we are not designing a "two-story" office building. The proposed building is a one story with a walk out basement (to the west). There will be much more excavation for that reason. This design is in respect of keeping a low profile with the interior space we need. Having space underground is the best solution for that. From the East (Black Forest Rd) a single story with low profile is what you see. From the West, the basement is "walk-out" -- like most of the homes in Black Forest that are built into West-facing slopes. So, the architecture minimizes the impact as seen from the road, while maximizing the views from the West. This was all planned the same way you might plan your personal residence.

The plan also reflects a wrap-around deck to the South and West to avail the beautiful view of the Front Range. Also, very typical of homes built in the neighborhood. The actual footprint of this office is 4400 sq ft. (not 8800 as commented)— and similar to a mid-to-larger residence in the area. In fact, it will look just like a residence, not a commercial building.

This building is a one-owner, one-occupant facility. There will be no "office space for rent" or other tenancy. Nor is this plan, site and architecture suitable to ever be changed from that kind of use.

And now, what our Black Forest Office is (or will be):

Although our manufacturing is all located out of state, our administrative functions have always been here in Colorado. Keep in mind that this company began in my barn office at my residence and morphed and grew over 28 years. All key company leaders are Coloradans and the owner (me) and heirs (my children) and their families live and grew up in Black Forest.

As the business has grown organically, we have been working primarily from our residences. With the growth we have experienced over the last five years that has become cumbersome to say the least. None of us want to diminish the character of the Forest—it is our home. But we do need a location to all be together to work more effectively.

The proposed office will house administrative staff members and related functions. Those functions are financial planning and accounting, operational strategy; marketing and sales coordination, development and strategy; engineering, product design and innovation. Things like that. The reach of our products and business has become international. The hub of how things happen—the "think tank" if you will, is here. Relative to the overall size and reach of the company, it is a pretty small hub. Our Sales Director, Marketing Director, R&D Director, IT &

Web Development Director, Chief Operating Officer, Controller, Engineering Director are part of that hub.

We do a growing amount of video work to explain our products and demonstrate their installation procedures. We used to farm that work out, but we are doing so much of it now that we have recently added in-house filming capability. (After the office is built, the barn will be repurposed into a film studio where this can be done.) As stated earlier, there will normally be from 9 to 12 people physically at this office at any given time. There are about 18 who will “report” there (have a workspace there), but rare that they would all be there at the same time. Because so many of our business relationships are spread over 15-plus countries, about a third of these people are usually gone somewhere and still others who will continue to work from home at given times. This combined team (pre-Covid) traveled about 500,000 air-miles each year, so their “workplace” is as much out of the office as in it.

Outside the above, when things “normalize” (if that ever happens) 4 or 5 times per year we will have other people from around the country visit for a 4-day week of sales training, teambuilding, strategizing and so on. When we do that, the peak occupant load will be closer to 25 or so for those 4 days. In the past we have done this at a nearby hotel. We coordinate air travel so that they ride share, so the parking load only increases by about 5 or 6 vehicles. We bring food in during these kinds of meetings, so the traffic during those events is pretty limited to AM-in; PM-out. Going forward, these events will bring business to existing Black Forest enterprises, food vendors and bed-and-breakfast establishments.

As to parking- The *preliminary* site plan and other documents that were sent out to adjacent landowners were circulated to many more people. We goofed with the parking shown on the site plan. It was not current at the time it was sent. The actual parking proposed is only that which shows adjacent to the building. The rest will be grass.

The landscape at this facility will restore some of what the fire destroyed. We will plant Ponderosa sprinkled with spruce and other evergreens (20-30 of them), and of course seed the whole site for grass. There will be no big signs or anything like that. They would be of no use to us as we are not looking for “walk-in” or any other retail traffic. There will be a small back-lit sign couched in landscape shrubs and low to the ground that simply says “S-5” at the driveway entry.

The finishes of the building exterior will be natural stone, stucco and metal accents with standing seam metal roof, like most of the more tasteful homes that are built here. (The finishes of the barn are the same)

The address of the proposed project is 12740 Black Forest Rd. It is titled to “Black Forest LLC”, an entity wholly owned by me. It is free and clear of any encumbrances. It is the site where the vet’s place was until the 2013 fire burned it down. When I bought the place in 2016 it was littered with burned timber, which is now gone. It is within ¼ mile of the intersection of Shoup and Black Forest Roads. Zoning at that address falls under the jurisprudence of County Planning

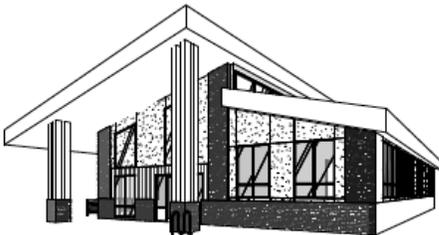
and the Black Forest Preservation Plan. It has been pre-destined by that authority many years ago for re-zoning to select commercial use. This is not a “maybe”—it is well-established and allowable. So commercial use seems rather imminent. The only thing really at question is whether a quiet and tasteful facility that looks like a residence and fits into the landscape and persona of its surrounds gets built there, or a “Kum-an-Go” instead.

I could clearly and legally build this exact building as currently designed on this site within current A-5 zoning as a residence with no need of approval from anyone. The only real difference might be traffic going in and out of the driveway as people come and go from work at 8 and 5. I will point out that his parcel was previously a business—a veterinary clinic, with traffic in and out all day long. So, from that perspective it is actually a reduction in traffic.

As I see it, I am proposing to preserve the atmosphere of the Forest with this project that by all means looks like a tasteful home and which will prevent the future potential Kum-n-Go or some similar less desirable land use from ever being built there. That strongly favors the whole Black Forest community. And by the way, I am debt adverse and debt free. So, the possibility of me going broke and having a bank repo and a change in use is pretty remote. Even if such a thing did happen, to put a less desirable use in place would not be economically feasible for any prudent owner as it would require bulldozing everything and starting over. It seems to me that this project proceeding pretty much guarantees that a much less desirable thing can ever be built on this site for at least the next 50 years.

Our every intent is to preserve and improve the aesthetic of the area and to be good neighbors. It’s compliant with the BF Preservation Plan and it’s our home too. Thank you for the opportunity to introduce myself and our company, and I hope you’ve come away with a better understanding of our plans and dedication to the community. If anyone has further questions, please don’t hesitate to reach out to me directly rather than listen to speculative hearsay.

Sincerely,  
Rob Haddock



④ OFFICE PERSPECTIVE



⑤ OFFICE PERSPECTIVE 2

12-15-20 To County Planning c/o Rad Dickson. Please enter this into the official documents  
From Jeffrey Brock, 6955 White Fir Ln, Colorado Springs CO 80908

RE: Rebuttal of Terry Stokka Letter which supports rezoning 12740 Black Forest Rd. Please read thoroughly.

Having talked to many Black Forest residents about this issue in the past eight months, and based on their volunteered statements to me about Terry Stokka as well as Judy Von Ahlefeldt, I believe there's a whole lot more going on here than is evident in Mr Stokka's letter of support for this rezoning (see his letter following this for quick reference). Though Stokka is highly thought of by some and has a degree of influence in Black Forest, I can assure you that he is in the vast minority on this rezoning issue and does not represent the viewpoint of most Black Forest residents I've talked to.

1) Yes, those two people do have loyal fans. I've never met either one, as we're new to the area. Many told me that they worked with them in attempts to win several unwinnable issues, in my estimation, that the Land Use Committee has had with the county over the past several years. All of them made a point to tell me that Mr Stokka is tired of being on the losing side of issues like the county's addition of turn lanes at Black Forest and Burgess as well as the greenhouse lawsuit, and that he's just tired in general at this stage of his life. Personally, I don't believe those were battles that should've been fought, as the law was clearly on the side of the county in the cases I reviewed. It's possible that Mr Stokka is supporting this rezoning effort to salvage his reputation and/or to curry favor with the county, or possibly with Rob Haddock, so that the next fight turns out better for him. Another possibility for his turning tail and running is in my third section below.

2) I'm aware that the BF Preservation Plan is a set of great guidelines, not the law. Mr Stokka cites the only provision of the Plan which, technically, Rob Haddock is in compliance with. I say "technically" because in reality it's no compliance at all if the other guidelines in the Plan aren't met. If one is going to have a book of rules, then the entirety of it has to be used for it to be relied upon. Some may base their theological practices on the Bible verses which mention people handling snakes. As a purposeful complete document, is the Bible just about snakes? For any set of codes or guidelines to be usable and effective, the document as a whole can't be cherry-picked just for the parts one agrees with. Stokka acknowledges that the business should "accommodate the needs of local residents", which is important here, but he fails to mention main sections of the Plan that clearly state that any commercial business in Black Forest should be in the form of small "retail" businesses, not "wholesale" and that it is to be "contiguous" (Websters: adjacent to, touching, sharing a common border) with a commercial node. There are no other "factors to be considered", as he asserts, that can be taken into consideration if the document is to serve the purpose for which it was written.

3) Stokka brings up "Kum and Go". I had thought the only place "Kum and Go" was ever mentioned in relation to this was Haddock's threat about that in his arrogant 6-page letter written to the 12 residences that surround his property on all sides. Obviously then, he made this threat to others including Stokka. On page 6 ¶1 of the letter Haddock states (quote) *"The only thing really at question is whether a quiet and tasteful facility that looks like a residence and fits into the landscape and persona of its surrounds gets built there or a 'Kum-an-Go' (sic) instead,"* a statement I view as intimidation. I greatly suspect that, in the interest of placating this bully, Stokka decided it would, indeed, be better to go along with Haddock's plan than to risk Haddock's putting a national chain store in that location. What he hasn't considered is that, if the BF Preservation Plan that he incorrectly uses is to be taken into consideration, even a national chain store would not meet its criteria.

4) The important things that Stokka doesn't mention are that: 1) county code 3.2.5. does not allow a wholesale-only business on that lot, 2) it is surrounded on all sides by residences, 3) the driveway is directly across from White Fir Ln and will turn an already dangerous and accident-prone 3-way intersection into a cross-intersection, and 4) based on Haddock's minimum 9-12 employees assertion and his vast amount of new full-size plantings, this business will be using at least 4X the amount of water as the surrounding residences, drawn from a badly-depleted aquifer, all the while with Haddock claiming in this letter that these buildings will be just like (quote) "a tasteful home." Except that no home and finished "barn" in Black Forest has anywhere near 12,300 sf, the hideous dutch "barn" is a completely different style from the plans for the office building, and there are no residences that look like a 3-story 29' tall vaulted-roof commercial building.

Rad,

I would like to submit this email from the Land Use Committee regarding the proposal for a rezoning of the Haddock lot from agricultural to commercial. Please include this in the package for the planning commission and county commissioners.

Input from Black Forest Land Use Committee regarding Haddock Office Building

1. The Black Forest Preservation Plan states that commercial should be limited to a quarter mile surrounding the two commercial notes, one at Black Forest Road and Shoup Road and the second at Black Forest Road and Burgess Road. The Haddock property lies within a quarter mile circle of the first intersection.

2. We acknowledge that the Preservation Plan states that commercial enterprises should be limited to those which accommodate the needs of local residents. While this does not meet that criteria the same as the Black Forest Store or Rockin B Feed Store, there are other factors to be considered. In any proposal that comes before the Land Use Committee we always ask the question of IMPACT. Whether residential or commercial, we ask what the impact will be if that proposal is approved. Criteria for IMPACT include size, design, noise, traffic, bright lights, affect on neighbors, affects to trees and natural features, and others.

a. The Haddock property will hardly impact local residents more than a residential property would have. Traffic will be minimal, lighting will be strictly limited, noise affects will be insignificant and Mr. Haddock is already planting trees to replace the ones burned in the fire.

b. Given the "accommodate the needs of local residents," a Kum-n-Go gas station and convenience store would match that criteria much more than the Haddock office building. I am quite sure that those who oppose this proposal would be appalled if a Kum-n-Go were to be built there and if such a proposal became reality one of their significant arguments against this would be removed.

c. The Black Forest has many examples of barns, storage buildings and sheds that are either poorly built or do not fit into the area. Mr. Haddocks barn/studio building has natural stone and earthtone colors that make it blend nicely into the area. One has only to drive a quarter mile further north to see a bright red barn standing all alone on a lot, starkly standing out. Drive over on Lakeview Drive and see a monstrous blue metal building that certainly does not fit into the neighborhood.

d. The office building will be cut into the hill and the hill will actually be cut down more than it exists today. This will mask the size of the building. It is worthy of note that the footprint of the office building is 4400 sq ft, which is no larger than some of the homes being built in the Black Forest. For the opponents to say this is 12,300 sq ft of commercial space is misleading. The impact is no more than a high-end home with a large storage shed.

With these considerations in mind, the Black Forest Land Use Committee recommends approval of the rezone of this property for Mr. Haddock's office building.

Terry Stokka - Chairman, Black Forest Land Use Committee