

Rad Dickson

From: Maria Wilson <maria@day-off.net>
Sent: Thursday, December 10, 2020 12:01 PM
To: Rad Dickson
Subject: Haddock Project

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Dear Mr. Dickson,

My name is Maria Wilson and I live right next door to the above referenced project. I am very much opposed to this project for the following reasons:

- 1) "The CC zoning district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serves adjoining neighborhoods." The proposed business is not a retail sales and it certainly will not serve the community in any way shape or form. 2 structures totalling 12,300 sq ft is not a small center type building. As a matter of fact, it would be the largest structures in the forest's allotted commercial area.
- 2) The precedent that business will set is of most concern. If Mr. Haddock gets his request approved, who's to stop other businesses from constructing their office buildings in our allotted commercial nodes. Who wants office buildings residing right next to our historical structures? Office buildings do not belong in the forest.
- 3) For all intents and purposes, this is a spot zoning in the making. When the county allows for an office building to be constructed where none exist and the structure will be surrounded by homes, that is a spot zoning. There is no place for spot zoning in the forest, it's not right or just.
- 4) Private nuisance: The construction alone will be a great nuisance as I'm right next door. I'm legally disabled and I moved here for peace and quiet. It will cause substantial interference with the use and enjoyment of my property with the noise and traffic it will create. The construction is not my only concern. Mr. Haddock has not been exactly forthcoming or truthful so far so I find myself taking his words with a grain of salt. He says there will be 20-25 people in the buildings at any given time. Who builds 12,300 sq ft for 20-25 people? I did the sq footage per employee formula. The 8800 sq ft structure alone can house 70 employees. The traffic and disruption they will cause will not be minimal by any means.
- 5) This office building is going to reduce not just my property's value but all the homeowners in its immediate vicinity will too. I've heard comments to the contrary and that may be true in the city but not in the forest.
- 6) These buildings are not in scale and scope to its surrounding structures. All of its surrounding structures are homes (zoned RR, including the historical Community Center at the end of the street), with the exception of one. The building across the street is a 6,000 sq ft bldg that houses several businesses. Businesses that all serve the community. All of the forest businesses are small mom and pops that serve our community, we want to keep it that way. How can one reconcile 12,300 sq ft for one business vs 6,000 sq ft for several businesses? It makes no sense. There is nothing in scale or scope about it.
- 7) The Spirit house, Casteel Cabin, BF Comm Hall, BF school, BF church, BF store and Burrow's Cabin, all historical structures that reside within a quarter mile of the commercial node. No one wants an office building among our historical structures and Ms. Eflin from the Historic Preservation Alliance of Colorado Springs has stated this project will negatively impact the historical nature of the heart of the Black Forest. A stone's throw from the project site.
- 8) In page 51 of the BF Preservation Plan, under "Estimated Commercial Demand" the plan does mention that all commercially zoned property associated with either center is located within one quarter mile of the respective intersections" but it also says "however, it bears noting that many residents in the planning area have repeatedly voiced a preference for traveling outside the rural residential sections of their area to obtain most major purchases and services" operative word "repeatedly".
- 9) Will Mr. Haddock guarantee that he will never sell, rent space or otherwise fill the 12,300 sq ft to maximum capacity with bodies ? Seriously doubt it and 12,300 sq ft full of bodies will create more congestion that we don't need.

Please be sure to forward this opposition letter to the Planners and Commissioners, thank you.

