

**From:** Martha Wood <muzzywood5@gmail.com>  
**Sent:** Wednesday, April 12, 2023 9:42 AM  
**To:** PCD Hearings  
**Subject:** 1825 Summit Drive, 80921, File P231

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I'm writing to protest the proposed change in zoning at 1825 Summit Drive, File P231. I attended the meeting held last month in which the Planning Board voted seven to two against changing the zoning. At one point during the meeting, a paid consultant for the couple requesting the change spoke without realizing that his point in favor of the change supports our adamant position against it. He cited a place farther down Old Northgate Road that divided, using that split as a precedent for splitting the Summit lot. We argue that splitting the Summit lot opens the door to changing zoning across the valley just as the consultant uses that other division to support splitting the Summit acreage.

Just this morning, a letter to the editor of the Colorado Springs Gazette describes our Black Forest area perfectly. It is unique, in that no other area of our county has so happily melded the openness of forest and space with residential occupancy. It is a beautiful compromise, if you will, between urban sprawl and primitive mountain areas. When my husband got orders to NORAD in 1977, he preceded the family to the Springs and began seeking a home. He found Black Forest and immediately was enchanted. He narrowed our choices to four, all in the Forest. We settled on our home on Raton Road, a home that came with a huge, smelly but friendly dog as part of the sale. It is part of his decision to retire and stay here.

Living in a rural residential area has its plusses and minuses, of course, and one guest commented that she wouldn't be able to stand the isolation or the darkness. We are not isolated; we know our neighbors and over the decades, our children played together. Astronomy students from my high school came out to take advantage of the darkness. Neighbors helped one another. We plowed snow in the winters. We had horses. Our nearest McDonalds was at the corner of Flintridge and Academy. We accepted the distances as part of life in the Black Forest. We are also stewards of the land; shortly before the Black Forest fire broke out in 2013, my entire family participated in "the great forestry project," that took two weekends and a huge roll-off. I had asked merely for my son to gather any downed branches and haul them away, but he contacted the Forest Service and got advice about mitigation. Though we were evacuated, our area survived untouched.

Change is inevitable, but not always positive; our roads have been paved. That's a positive. Mountain View Electric has removed many trees in preparation for broadband. That change is both negative and positive. Dividing the Summit lot benefits one family; positive change martha benefits an entire community.

Martha Wood