

To: Holly Williams, El Paso County Commissioner, District 1
Ryan Howser, El Paso County Dept. of Planning and Community Development
Nina Ruiz, El Paso County Planning Supervisor
From: Jameson Posey
Date: 12/26/2021
Re: Flying Horse North Development

I am a resident of Cathedral Pines and I am extremely distressed over these plans. Over the years the original Black Forest Preservation Plan has been systematically eroded from a minimum density of one lot per 5 acres to one lot every 2.5 acres per the new El Paso County Master Plan. The proposed expansion of Flying Horse North even deviates from the new plan with lot densities as small as one lot per 1/5 acre. I believe the Master Plan should be used as it was meant to be, as a guide in decision-making, and not cast aside in favor of greater density and a change in the development strategy of Flying Horse North.

The Master Plan specifically states "Black Forest is a community with one of the strongest and most well-established characters in El Paso County. the whole charm of the Black Forest is in the name, the FOREST!

Colorado Springs is growing at rapid rates and I understand the need for expansion. What I don't understand is the need for devaluing existing neighborhoods to line the pockets of you and your friends. There are thousands of acres of prairie land that are ripe for high density developments with little to no environmental impact. Black Forest is the gem of all of Colorado Springs and I am afraid you are about to turn it to rubble. I moved my family here from the massive overreaching growth of California years ago knowing Cathedral Pines and the surrounding neighborhoods would maintain a level of privacy and allure. What I hear now is that this area is in jeopardy of becoming a mini Broadmoor. Full of large homes on inadequate acres and shops that no one cares for. If it is a hotel someone needs there are loads down on Interquest not seven minutes away. Literally every major hotel chain has a property within a mile of one another.

I am asking that the master plan be executed the way it was presented. With 2.5 - 5 acre parcels throughout the remaining forest, that we residents cherish so much. It's time to get a backbone and stick to what was proposed.

Many thanks for your consideration.
Respectfully,
Jameson