

As a resident of Cathedral Pines, I was tremendously concerned to learn of the recent proposal to greatly increase the housing density and commercial development of Flying Horse North.

From its inception, the Flying Horse North deal has been of questionable propriety. The original conservation easement to the north of Cathedral Pines was shifted to the benefit of the Flying Horse North developers and Shamrock Ranch; as a consequence, a wildlife refuge and forest habitat has been permanently disrupted.

The golf course and proposed high-density developments provide no preservation of the forested area in this region, and stand to greatly increase the automobile traffic plus noise and light pollution. Water supply to this region will be negatively impacted. Existing roadways cannot accommodate further traffic volume. Any northward extension of Milam Road into FHN would destroy further forest and views, to the sole benefit of Flying Horse North. It is likely that the increased traffic, destruction of scenic views and proximity to high-density housing would significantly reduce the property values in Cathedral Pines.

Cathedral Pines and Flying Horse North (FHN) have been characterized as Large-Lot Residential areas in the El Paso County Master plan; the proposal by FHN to develop homesites on 1/5 acre lots, townhomes and a hotel complex egregiously deviates from the minimum 2.5 acre homesites in the Master Plan.

Since our arrival to Colorado Springs in 2008, El Paso County has regularly approved the construction of high-density residential and commercial developments without apparent regard for the magnificent mountain landscape and outdoor lifestyle. I am disappointed that El Paso County has not required new developments to include multi-use community recreation trails, choosing instead to maximize developers' profits. The cities and suburbs of Denver, CO and Tuscon, AZ, are two examples of communities that have done much better jobs of connecting communities and enhancing recreational opportunities for residents.

I urge the commissioners to preserve the unique character of Black Forest and reject further high-density development in Flying Horse North.

Respectfully,

Karl Kroeker