

Van Nimwegen, Hannah

From: FRED CUNNINGHAM <fcjayhawk@comcast.net>
Sent: Tuesday, July 13, 2021 6:23 AM
To: Van Nimwegen, Hannah
Subject: CPC MP 06-00219-A10MJ21

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Hannah,

I am resident of The Reserve at North Creek, which abuts the Pulpit Rock/ Flying Horse property to the west. This company has continued to amend their plans for this piece of ground by continuing to cram more and more into this land with each proposed amendment. Now they are, in essence, cramming a size 15 foot into an area where a size 9 might be the max appropriate. In addition, I cannot see how this project, even with the earliest plans submitted, could be started without first, widening the very short and well used New Life Dr. New Life Dr. is in need of repairs right now due to its usage!

With the College, just on the south part of New Life Dr. and directly across from this land owned by Pulpit Rock, this proposal will initiate a major traffic problem for us in being able to leave our residences. New Life Dr. has to be immediately widened.

Pulpit Rock/Flying Horse is trying to cram high density residential and commercial into a plot of land that does not warrant this high density usage! This issue has now become a money grab for them that will not be good for Colorado Springs or the residents living nearby.

Respectfully,

Fred Cunningham
11422 Rill Point
Colorado Springs, CO 80921
918-557-8432

Van Nimwegen, Hannah

From: Bill Farrell <herrzeus@gmail.com>
Sent: Monday, July 12, 2021 11:23 AM
To: Van Nimwegen, Hannah
Subject: Flying Horse Master Plan - Parcels 13 &17

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Planning & Community Development Department
Colorado Springs, CO
Peter Wysochi, ACIP
Hannah VanNimwegen-McGuire

Regarding: Flying Horse Parcel 13 - 17
CPC MP 06-00219-A10MJ21
CPC PUZ 19-00153
CPC Pup 19- 00154

After reviewing the information provided in the Development Proposal, Brent Marin's Letter, Cindy Grover-Updyke's Letter, Don & Ruth Pape's Letter, Lieutenant Colonel Jeremy V. Oldman's concerns and Bill & Pam Farrell's Letter, there appears to be many major concerns with with proposed project.

It appears this project is based on the Stillwater and Classic description as a High Density, Hotel with parking, Restaurant and parking, Fuel service area, shops, theater making this end of the project certainly a distance from their "posh" homes. This can not and should not be an urban center for Flying Horse.

A few of the highlights:

1. Black Squirrel Creek - drainage and Storm Water impact
2. Air Force Flight Patterns and Air Space
3. Aeronautical Study
4. Impact on Academy School District
5. Impact on our Water Resources
6. Fire Station
7. Police Station
8. Adequate Park and Recreation Area and a Dog Park
9. Child Care Facility - intended use
10. Transit Shelters
11. Big Box Stores, Movie Theaters, Parking Garages, Storage Units, Parking Lots Retention Pond, Other mix uses all on the parcel of land? Adjacent to New Life Road?
12. Impact of traffic to already busy two lane road?
13. Endangered species habitat
14. Antelope habitat

The City Council and The Planning & Community Development Land Use Division need to seriously consider rejecting this concept to preserve the area from making it a "urban" city within a city. The negative impacts far outweigh any positives.

We know we speak for several community members when we voice our concerns regarding these impacts especially the environmental, noise pollution and the safety of our children are seniors. With the rise in traffic accidents, crime, fires,

dwindling water resources, wildlife habitats, lack of areas for our furry friends to run and do their business, proposals like these seem to only benefit the developers. After parcels are developed to highlight their visions, we the tax payers will continue to pay for mistakes and unwanted visions. Protect Our Quality of Life.

Respectfully,
Bill & Pam Farrell
11467 Rill Point
Colorado Springs, CO 80921

Van Nimwegen, Hannah

From: JoAnn <joscott2222@yahoo.com>
Sent: Tuesday, July 6, 2021 8:52 PM
To: Van Nimwegen, Hannah
Subject: Grocery store

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Hi! Wondering if a grocery store is planned as part of the downtown flying horse development?
JoAnn