

Schultz, Michael

From: Dorse DuBois <dorse@mannateksolutions.com>
Sent: Monday, January 14, 2019 9:10 AM
To: Schultz, Michael; 'Michael Van Winkle'; 'carolavoie@yahoo.com';
'drkathycumming@gmail.com'; 'sunnyebell@gmail.com'; 'carolavoie@yahoo.com';
'snonamaker@hotmail.com'; 'Rob Ramsey'; 'Ryan and Jamie Minette'; 'Denise And
Doug'; 'SCHOENTHALER, MARK L GS-11 USAF AFSPC 50 SCS/SCPS'; 'Baker, Marie'; 'Lisa
Tietz'; 'Terri Villa'; 'Sarah Nonamaker'; 'Sunny Bell'; 'Carol Lavoie'; 'Ann'; 'linda Wallis';
'Kathryn Duff'; 'Charla'; 'Jessica H.'; 'Protocol Seven'; 'Cassnles'; 'Cristina'; 'Trina Ray';
'Joanne Springer'; 'Kenneth Carr'; 'Carlos Cruz'; 'marty80922@yahoo.com'; 'DANIELE,
ANTHONY J JR CTR USAF AFSPC 50 SCS/CAMMO'; 'BTE'; 'Brian Edwards'; 'Daniel
McGovern'; 'RONALD FORE'
Subject: RE: Pony Tracks Development

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Hello Mike;

Thank you for the email and information. Wow, 38 units? That is still way too many single family homes and hardly matches the homes which surround the planned development. This will yet again negatively effect all of our property values with lower end homes shoehorned there; not to mention all of our arguments against it during the last 'go-round'. Too many people, too much traffic, increased crime, overcrowding our schools, etc. etc. etc....

Question: Why doesn't the developer simply match size and value of the surrounding properties vs. maximizing his profits at the expense of the comforts of the existing folks in the neighborhood?

Regards,

Dorse DuBois
Vice President Mannatek Solutions, Inc.
Mobile: (719) 964-3557
Office: (719) 591-6031
Web: www.mannateksolutions.com

From: Schultz, Michael <MdSchultz@springsgov.com>
Sent: Monday, January 14, 2019 8:34 AM
To: 'Michael Van Winkle' <mrvw47@gmail.com>; 'carolavoie@yahoo.com' <carolavoie@yahoo.com>;
'drkathycumming@gmail.com' <drkathycumming@gmail.com>; 'sunnyebell@gmail.com' <sunnyebell@gmail.com>;
'carolavoie@yahoo.com' <carolavoie@yahoo.com>; 'snonamaker@hotmail.com' <snonamaker@hotmail.com>; 'Rob
Ramsey' <ramsey.rob@gmail.com>; 'Ryan and Jamie Minette' <rjminette@live.com>; 'Denise And Doug'
<dndphelps@comcast.net>; 'SCHOENTHALER, MARK L GS-11 USAF AFSPC 50 SCS/SCPS' <mark.schoenthaler@us.af.mil>;
'Baker, Marie' <marie_baker@uhc.com>; 'Lisa Tietz' <lisatietz@yahoo.com>; 'Terri Villa' <tavilla@yahoo.com>; 'Sarah
Nonamaker' <snonamaker@hotmail.com>; 'Sunny Bell' <sunnyebell@gmail.com>; 'Carol Lavoie'
<carolavoie@yahoo.com>; 'Ann' <Ann@haleyrealtyinc.com>; 'linda Wallis' <lswallis1@outlook.com>; 'Kathryn Duff'
<kjduff128@gmail.com>; 'Charla' <jhawk818@hotmail.com>; 'Jessica H.' <jroze143@gmail.com>; 'Protocol Seven'
<protocol114@gmail.com>; 'Cassnles' <cassnles@aol.com>; 'Cristina' <cristina_comandasu@yahoo.com>; 'Trina Ray'
<trinray@msn.com>; 'Joanne Springer' <joannespr3@gmail.com>; 'Kenneth Carr' <kennethwcarr@comcast.net>; 'Carlos
Cruz' <cbcruz@q.com>; 'marty80922@yahoo.com' <marty80922@yahoo.com>; 'DANIELE, ANTHONY J JR CTR USAF

Schultz, Michael

From: linda Wallis <lswallis1@outlook.com>
Sent: Monday, January 14, 2019 9:29 AM
To: Dorse DuBois; Schultz, Michael; 'Michael Van Winkle'; 'carolavoie@yahoo.com'; 'drkathycumming@gmail.com'; 'sunnyebell@gmail.com'; 'carolavoie@yahoo.com'; 'snonamaker@hotmail.com'; 'Rob Ramsey'; 'Ryan and Jamie Minette'; 'Denise And Doug'; 'SCHOENTHALER, MARK L GS-11 USAF AFSPC 50 SCS/SCPS'; 'Baker, Marie'; 'Lisa Tietz'; 'Terri Villa'; 'snonamaker@hotmail.com'; 'sunnyebell@gmail.com'; 'carolavoie@yahoo.com'; 'Ann'; 'Kathryn Duff'; 'Charla'; 'Jessica H.'; 'Protocol Seven'; 'Cassnles'; 'Cristina'; 'Trina Ray'; 'Joanne Springer'; 'Kenneth Carr'; 'Carlos Cruz'; 'marty80922@yahoo.com'; 'DANIELE, ANTHONY J JR CTR USAF AFSPC 50 SCS/CAMMO'; 'BTE'; 'BTE'; 'Daniel McGovern'; 'RONALD FORE'
Subject: Re: Pony Tracks Development

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HOORAY FOR YOU, DORSE. I agree with you completely.

You echo my sentiments and concerns exactly. This new plan hasn't answered any of the concerns I submitted in June.

L. Wallis
lswallis1@outlook.com

From: Dorse DuBois <dorse@mannotateksolutions.com>
Sent: Monday, January 14, 2019 8:09 AM
To: Schultz, Michael; 'Michael Van Winkle'; 'carolavoie@yahoo.com'; 'drkathycumming@gmail.com'; 'sunnyebell@gmail.com'; 'carolavoie@yahoo.com'; 'snonamaker@hotmail.com'; 'Rob Ramsey'; 'Ryan and Jamie Minette'; 'Denise And Doug'; 'SCHOENTHALER, MARK L GS-11 USAF AFSPC 50 SCS/SCPS'; 'Baker, Marie'; 'Lisa Tietz'; 'Terri Villa'; 'Sarah Nonamaker'; 'Sunny Bell'; 'Carol Lavoie'; 'Ann'; 'linda Wallis'; 'Kathryn Duff'; 'Charla'; 'Jessica H.'; 'Protocol Seven'; 'Cassnles'; 'Cristina'; 'Trina Ray'; 'Joanne Springer'; 'Kenneth Carr'; 'Carlos Cruz'; 'marty80922@yahoo.com';

Schultz, Michael

From: Kristin Smith <kristin.smith8@icloud.com>
Sent: Monday, January 14, 2019 7:58 PM
To: Schultz, Michael
Subject: Peterson/Pony tracks build

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Hello Mr. Schultz,

My family and I currently reside next to the park on pony tracks and Peterson. It is literally a walk away. I am concerned about the new zoning plan that is to take place. I know you have a specific job and need to get things done but I wanted to voice my concerns about this new project.

First, I am concerned about the HOA. If the new structure takes place I think it is extremely imperative that it follows the current HOA of grounds, trash, etc.

Second, I am worried about parking and how that will work. We follow a strict rule you parking and we do not allow random cars parked along the street.

Third, what hosing type are you proposing? Many individuals are worried about section 8 and possible dip in our property prices. We do not want this to affect our housing if we choose to sell.

Overall, I think it is imperative to have another meeting and to go over all the questions our community has. I have lived here the last few years with my small children and love the area. We do not want to see the community fall apart due to a new building area.

Thank you for your time and consideration,

Kristin Smith

Sent from my iPhone

Schultz, Michael

From: Terri Villa <tavilla@yahoo.com>
Sent: Tuesday, January 15, 2019 6:00 PM
To: Schultz, Michael
Subject: Re: Pony Tracks Development/Pony Park Residences

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Mr. Schultz:

Thank you for the update on the proposed Pony Park Residences development.

I was happy to read that the developer has decided to construct single family homes, however the number of homes only decrease by four, which in my opinion is still too many.

A few of the original concerns were the affect on my property value, increased population, traffic concerns, street parking, safety of children walking to and from Remington Elementary School and crime. With the new proposal none of these concerns are addressed.

I found it quite alarming that one of the proposed access point that will more likely be utilized is on Pony Tracks. Pony Tracks is the main street in and out of the Springs Ranch community and the street that the children walk to and from Remington Elementary School.

I would like to invite you to drive and park on Flying Horse near the park during school hours from 7:45 to 8:15 or 2:55 to 3:15 to observe the amount of activity happening to better understand my concerns.

Where is the additional parking on the blueprints? How many?
When is a traffic impact study going to be done?

Best Regards,
The Villa's

Sent from my iPad

On Jan 14, 2019, at 9:29 AM, linda Wallis <lswallis1@outlook.com> wrote:

**HOORAY FOR YOU, DORSE. I
agree with you completely.**

Schultz, Michael

From: Dave Mork <daveinbagram@mac.com>
Sent: Monday, January 21, 2019 7:41 AM
To: Schultz, Michael
Subject: 2 Requests for Pony Tracks project

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Mr Schultz, I have discussed with many neighbors in person and on Neighborhood app (including a poll) that seems very lopsided against the idea of HDSFH at this small lot on Peterson Rd and Pony Tracks. In the poll I received over 200 responses. I realize it is not controlled who responds so not very scientific, but it is clear there is enough concern to warrant another meeting

I live less than a quarter mile from this proposed building site and was not informed that a mtg was being held until I heard the report of what happened on the Neighborhood app. Many attendees felt it was a meeting to TELL them what was going to happen rather than ask about their concerns. If it was simply to listen to the plan it doesn't surprise me that many decided not to attend. I contend that if another meeting was billed as a DISCUSSION it is much more likely that more neighbors would attend—both those who support and those who do not.

I have 2 requests that I hope you will accommodate. First, I ask to be added to the postcard mailing list for this project. My address is at the end of the email . Second, I request another meeting be scheduled for neighborhood input—with the announcement making it clear that this meeting is meant for our inputs. Perhaps you could include a web sight that describes the process (or detailed references for the applicable council actions and codes) used for re-zoning applications, the agenda of the meeting and the format for our input. Do we call out issues from our seats or do we sign up for 5 minutes to present our questions and our impressions of the plan to the group. With available technology I think it is fair to ask your office to allow for a Facebook or Twitter means to input our thoughts in writing through one or more of these apps-and announce this website address in the notice of the next meeting. There is no excuse anymore not to include as many inputs as you can, or to make the process available to more people. Postcards and physical attendance at mtgs that many are not able to attend is not a reasonable attempt at transparency. It seems much more community sharing can be done with less resources than are currently used.

I look forward to hearing from you on these topics, including any thoughts about how I could help your office with the websites, city codes/references, postcard content and new mail addresses that may be impacted by this zoning request, and/or others you may think of for me. I can be reached at +1 (719) 359-5814, or emailed at David.mork@me.com. My home address is 3220 Leoti Drive, 80922. Dave

David S. MORK
Colonel, USAF (RET)

Schultz, Michael

From: Patricia Tigner <ptigner@aol.com>
Sent: Friday, January 25, 2019 3:15 PM
To: Schultz, Michael
Subject: Pony Park Residences file number CPC PUZ 19-00006

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Good afternoon Mr. Schultz,

This email is in regards to the development project known as Pony Park Residences.

We live at 3150 Flying Horse Rd and have a concern in regards to the drainage and traffic this project will affect.

Currently there are traffic issues and backups every morning and afternoon because of the parents dropping off and picking up students at Remington Elementary School. The intersection of Pony Tracks and Peterson is not designed for the amount of vehicles that pass through it Monday through Friday, let alone adding anywhere from 38 to 76 additional vehicles because of this development. As there been any research or considerations into this situation? Would the city be adding a right turn lane here to help alleviate the traffic backups?

As for the drainage, in reviewing the documents there is a section about the excess flow being diverted down to the corner of Quarter Circle and Flying Horse. This sounds to me like that if it's really bad it will come down the street in front of our home and possibly end up in our backyard. What other actions are being taken to prevent the neighbors from being flooded out?

We were unable to attend the initial neighborhood meeting but do have some serious concerns about this development. It seems crowded and it seems that the city is only looking out for the developer and his profit and not for those of us who have lived here for 24+ years.

Thank you.

Sincerely,
Patricia and Roger Tigner
3150 Flying Horse Rd
Colorado Springs 80922
Ptigner@aol.com

Schultz, Michael

From: karmay22@aol.com
Sent: Monday, January 28, 2019 7:54 AM
To: Schultz, Michael; PlanningDev; Tefertiller, Ryan
Subject: Proposed high density development Peterson/Pony Tracks

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To Whom It May concern,

Very concerned about the 35 units involving southeast corner of Pony Tracks and Peterson Road. This sort of high density proposal might fit into areas adjacent to major city arterials, such as Tuttt or Powers, but not this residential area.

Such a misfit typically does no maintain its values and will also depress property values nearby.

This high density development will increase traffic in an already congested area.

It is along a busy school route.. Traffic in the mornings andafternoons, when children are walking or biking to/from the nearby Remington Elementary School and adults traveling to/from work will be much worse.

This is not just an inconvenience but a safety issue.

I know it will be developed but 38 units in this small area is unreasonable.

Thanks for your time

Karla Schleder
3440 Pony Tracks Dr
Colorado Springs, Co 80922

Schultz, Michael

From: Chris MacMillan <calanmacmillan@hotmail.com>
Sent: Monday, January 28, 2019 12:28 PM
To: planningdev@springsgov; Schultz, Michael; CityEngineering@springsgov
Subject: Proposed high density development @ Peterson/Pony Tracks

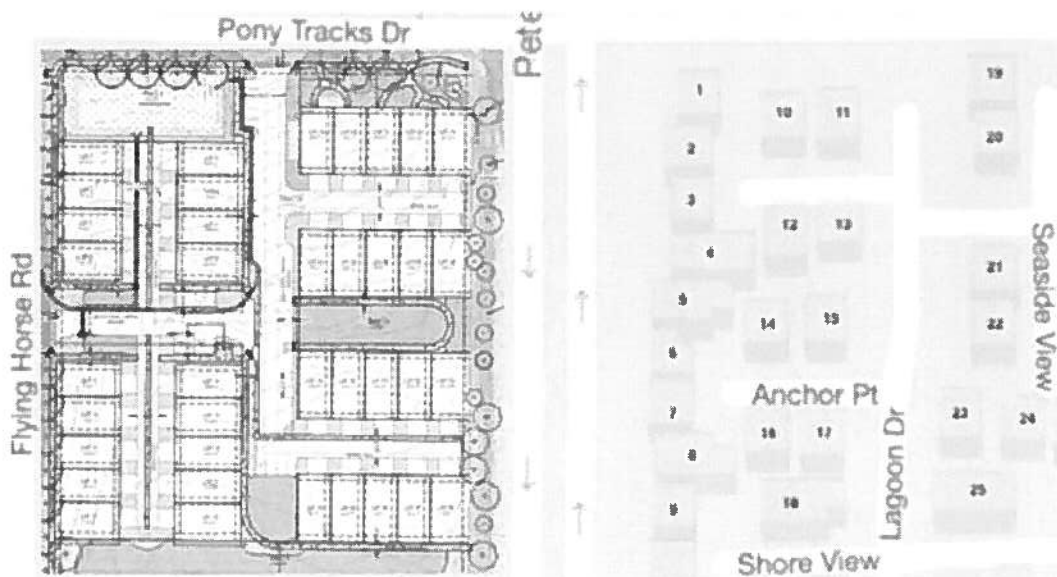
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I have serious concerns about the proposed development, in terms of traffic/parking, water drainage services and property values. I would have no objections if the proposed development were to match the density and style of the existing neighborhood in the area. Please consider rejecting the proposal as it is now.

Thank you.

Chris MacMillan
719-237-9003

Proposed high density development Peterson/Pony Tracks



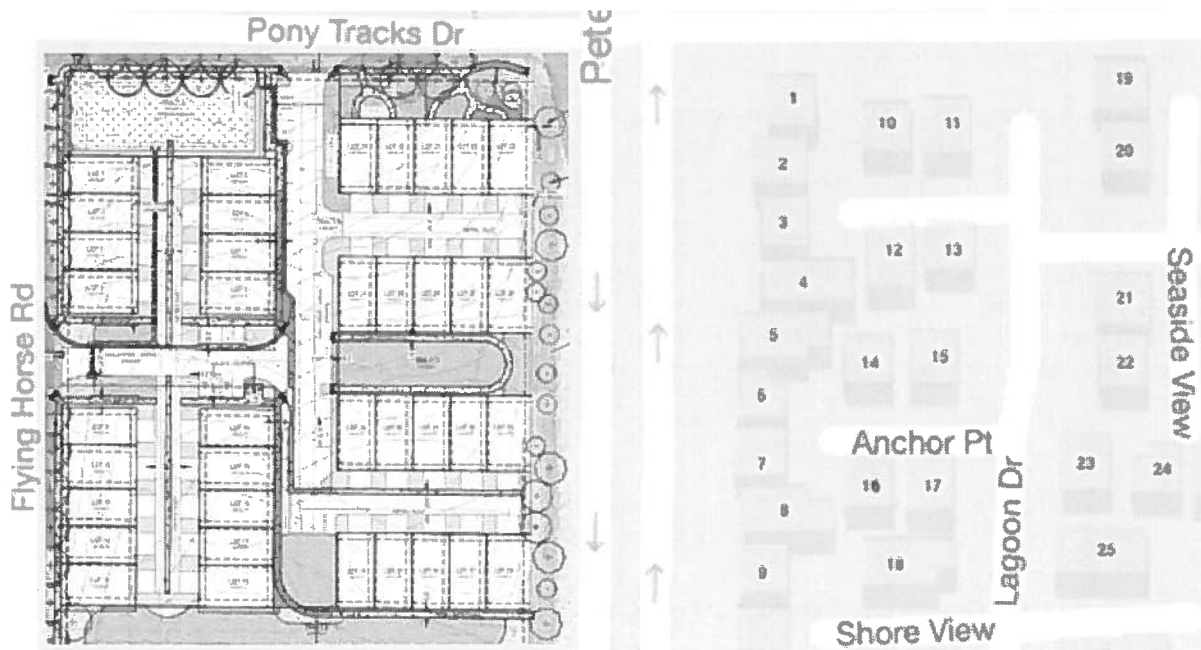
Schultz, Michael

From: Carol Lavoie <carolavoie@yahoo.com>
Sent: Monday, January 28, 2019 6:30 PM
To: Schultz, Michael
Cc: 'linda Wallis'; 'snonamaker@hotmail.com'; 'sunnyebell@gmail.com'; 'Jessica H. '; 'Charla'; 'marty80922@yahoo.com'; 'RONALD FORE'; 'Carlos Cruz'; 'Kenneth Carr'; 'Daniel McGovern'; 'DANIELE, ANTHONY J JR CTR USAF AFSPC 50 SCS/CAMMO'; 'Dorse DuBois'; 'BTE'; 'Cristina'; 'Joanne Springer'; 'Kathryn Duff'; 'Ann'; 'Protocol Seven'; 'Cassnles'; 'SCHOENTHALER, MARK L GS-11 USAF AFSPC 50 SCS/SCPS'; 'Rob Ramsey'; 'Ryan and Jamie Minette'; 'Denise And Doug'; 'Baker, Marie'; 'Lisa Tietz'; 'Terri Villa'; 'Trina Ray'; 'Michael Van Winkle'; 'drkathycumming@gmail.com'; rambo6820@comcast.net
Subject: Pony Tracks Development rebuttal

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Hi Mike,

Thank you for your recent email. In it you said "this project will be nearly identical to the project/neighborhood at the southeast corner of Pony Tracks and Peterson Road." Here is a combination of the development that you're advocating for, and the compared neighborhood. Anyone can see that the new project of 38 homes is NOT identical, not even close, to the compared area that includes 25 homes. It has 150% more homes in an equivalent area. Very misleading, to put it nicely.



The small sign posted on the site, to notify neighbors of the plan, is placed up along Flying Horse Rd to the south, where Mustang Pony Way connects, and nowhere near the intersection of Pony Tracks, where it was placed last summer, and where lots of people walk or drive by. Not many people travel along Flying Horse compared to Pony Tracks, especially to the south away from the park. A decision was made diminish visibility of the sign by placing it in a less traveled area. Did the city install the sign? or the developer?

This proposal is much higher density than anything else in the area, or all along Peterson Road. It looks like it belongs near one of the major arterials like Constitution or Powers. Squeezing in so many units into the middle of an area of lower density will result in lower property values for all the houses within the site, and a lot of nearby neighbors' homes too. The city and the developer don't care,

especially after the sale is made, but those of us who already live here do care, a lot. If this site is developed (which I don't think it should) it should not be more than about 20 houses, considering the space that the detention pond will take up (so it'll match the actual density of an equivalent area of the surrounding neighborhoods).

You say there is no plan to host a "second" neighborhood meeting. This plan is very different from the one presented last summer. It is a NEW plan, and a FIRST neighborhood meeting should be scheduled soon to discuss it.

Traffic is already a nightmare in this area in the mornings and afternoons when school is in session. Adding 38 homes will make it much worse, especially with most cars going in/out of the development via Pony Tracks very close to the signaled intersection with Peterson. This will worsen the existing safety issue to all the children/parents walking to/from school. It will also cause worse delays at the intersection for those of us going to/from work.

The detention pond is placed at the front corner. In the Drainage Report it shows a diagram with permanent water in it. Even if that's not accurate (if not, why?), there will be water in it most of the time, stagnant water that breeds mosquitoes. Mosquitoes not only are a nuisance but spread diseases. Will there be a fence around it to keep curious children out? In addition to the health (mosquitos) and safety (drowning) issues, I can imagine it being ugly as sin, full of litter that gets blown into it. And it's placed right in front where everyone can see it. All these things will result in lower quality of life and be contributing factors in lower property values, for people living within this site as well as for nearby neighbors.

Why isn't this project being connected to the existing storm drains? According to the Drainage Report, there is one a short block away. "The extended detention basin will ultimately outfall to Pony Tracks Drive to be conveyed downstream to existing storm infrastructure located at the intersection of Flying Horse Road & Quarter Circle Road to the North." This project should be properly connected to the nearby storm infrastructure. Is the developer not willing to spend the money to do it right? Instead, just let the storm water overflow into the streets, creating (another) safety hazard for drivers and bicyclists. They will also result in erosion damage, ruining the streets, and resulting in extra expenses of more frequent road repairs. This is not acceptable.

The parking plan lists three different kinds of spaces. Two spaces in each garage, and 30 spaces along the streets within the site. Those two are plain to see in the diagram. What doesn't show are the additional 38 spaces: "1 off street parking stall per single family home". Looks like a discrepancy which might result in clogging the nearby streets with all the overflow parking needed. It might also result in more people parking illegally in the fire lanes on the site.

Because of the existing traffic (safety and delays) problems near the school, and all the other horrible aspects of this plan, it should NOT be approved at all. I think the use of this land should go back to being for a church site, assuming they'd meet on evenings and/or weekends when there is no problem with traffic. Maybe a community garden could be put in so the neighbors could have a nice sunny place to grow some food and get to know more of our neighbors.

Thank you for reconsidering this project. I have spoken with lots of people at the nearby park and they all thought that it's a bad idea. I encouraged them to email you, but many feel discouraged that you won't listen, that you have already decided to approve whatever the developer wants. I would like to think that you would consider the existing taxpayers/homeowners' investments in their properties, their hassles in dealing with traffic, and the well-being of the neighborhood children.

Sincerely,

Carol Lavoie

On Monday, January 14, 2019, 8:33:41 AM MST, Schultz, Michael <MdSchultz@springsgov.com> wrote:

All – I am reaching out to all of you who had contacted me during the initial proposed development of the former church site at Pony Tracks and Peterson back in June. The developer has decided against the two and three-family townhomes he originally proposed and is now proposing to construct single-family homes on smaller lots; this project will be nearly identical to the project/neighborhood at

the southeast corner of Pony Tracks and Peterson Road. The homes will be located on their own platted lot, the development will have private open space and additional parking to serve guests and residents. There will be access points at both Pony Tracks and Flying Horse Rd, with the access onto Pony Tracks likely being the most utilized.

The developer will still need to seek a change of zoning from the current R-1 6000 (Single-family zone) to PUD (Planned Unit Development) to allow for the smaller lot size design; this is the same zone district (PUD) and process used for the existing neighborhood project located at the southeast corner of Pony Tracks and Peterson Road.

The project is currently being logged in at this time; postcards will be mailed out later this week and poster will be placed on the property notifying neighbors of the proposed development and opportunity to review and comment (the project will be uploaded to the City database, the postcard will provide instructions on how to access the project files). A second neighborhood meeting is not scheduled at this time, depending on comments and concerns received after the initial notices are sent, Staff will determine if a follow up meeting is needed.

Feel free to contact me with any questions.

Below is a copy of a portion of the submitted development plan for the proposed project.

Thank you,

Mike Schultz

Principal Planner

Phone [\(719\) 385-5089](tel:(719)385-5089)

Email mdschultz@springsgov.com

Land Use Review

Planning & Community Development

30 S. Nevada Ave, Suite #105

Colorado Springs, CO 80901

Office Main: [\(719\)385-5905](tel:(719)385-5905)

Hyperlinks to City Resources:

[City Main Website](#) | [SpringsView/Map](#) | [Applications & Checklists](#) | [Zoning Code](#) | [Track My Plan-View Development Plans](#) | [El Paso County Parcel Info](#) | [FAQ - Development Assistance](#) | [Request Pre-application Meeting](#)

Schultz, Michael

From: Dorse DuBois <dorse@mannateksolutions.com>
Sent: Tuesday, January 29, 2019 7:58 AM
To: Terri Villa; Dan McGovern
Cc: Carol Lavoie; Schultz, Michael; linda Wallis; snonamaker@hotmail.com; sunnyebell@gmail.com; Jessica H.; Charla; marty80922@yahoo.com; RONALD FORE; Carlos Cruz; anna@q.com; Kenneth Carr; DANIELE, ANTHONY J JR CTR USAF AFSPC 50 SCS/CAMMO; BTE; Cristina; Joanne Springer; Kathryn Duff; Ann; Protocol Seven; Cassnles; robblitz@comcast.net; SCHOENTHALER, MARK L GS-11 USAF AFSPC 50 SCS/SCPS; Rob Ramsey; Ryan and Jamie Minette; Denise And Doug; Baker, Marie; Lisa Tietz; Trina Ray; Michael Van Winkle; drkathycumming@gmail.com; rambo6820@comcast.net
Subject: RE: Pony Tracks Development rebuttal

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Hi Terri;

Please let us all know what the Mayor's office says when you do contact them. We intend to follow up and file our own complaints as well. I think we can hopefully get enough attention to this if we all pull together and voice our concerns, each one of us need to speak up to be heard.

I have a strong feeling based on past discussions with Mr. Shultz; that he is NOT looking at this objectively and that he is in the tank for the developer. Together, their strategy has been to try to do this behind our backs without a public hearing, only focused on the tax revenue for the city. I am beginning to wonder if the entire Springs Planning Dept. might be corrupt.

I don't think that Mr. Shultz or the developer (who has a poor history of past projects), and the city planners would not want this in their backyards, but justify it for us. I guess we are all subservient to them and our safety isn't as important.

Mr. Shultz, I also noticed that you have conveniently left many of the people out of the email thread who live across the street from this development. Shame on you and our city government for allowing this to happen to such a nice, yet crowded neighborhood.

All, please forward this email to your neighbors so they might be included in this discussion.

We demand a proper hearing for this monstrosity of a project and for the Planning Department to do what we pay them to do. That is to look out for all involved and to be affected by this. You apparently are not looking out for the best interests for the citizens who pay your salary.

Regards,

Dorse DuBois
Vice President Mannatek Solutions, Inc.
Mobile: (719) 964-3557
Office: (719) 591-6031
Web: www.mannateksolutions.com

Schultz, Michael

From: Cindy Opong <onajourney9@gmail.com>
Sent: Tuesday, January 29, 2019 9:19 AM
To: Schultz, Michael
Subject: Objection to Pony Park Residences

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Mr. Schultz,

I'm reaching out to ask for a neighborhood meeting for the proposed development: Pony Park Residences Subdivision Filing No. 1 3055 Flying Horse Drive. I understand there has not been a meeting scheduled which is unfair to the surrounding neighborhoods. Please add me notices of any meetings on this development.

I live at Constitution & Peterson less than a mile north of the planned development. I drive Peterson Road past this development site daily and I take my elementary aged children to the adjacent park on the north side of Pony Tracks at least weekly.

My concerns with this development include:

- There is already limited parking in the area for Springs Ranch Park. On weekends and summer evenings when soccer classes, football leagues, and other activities are happening, we have had to park 2-3 blocks away in the residential neighborhood in order to go to the Park and playground. Due to the limited parking available in the proposed development, it is reasonable to assume that residents and their guests will park along neighboring streets. My past experience is that these cars may stay parked in the same space on the street for hours and days at a time, thus severely impacting the availability of parking for visitors to Springs Ranch Park. There is no designated parking for this Park. At a minimum, I would request signs limiting the length of time cars may park along Flying Horse Road (2 hr maximum, for example), in order to allow fair public access to the Park.
- Parking is also a major issue at Remington Elementary. On a daily basis, I see cars parked on Pony Tracks adjacent to this development, waiting for children to be released from school. Traffic through the intersection is slow and causes delays on Peterson as cars go east/west through the intersection at the end of the school day. The proposed entrance on the north of the new development, onto Pony Tracks, will cause major headaches in traffic flow. Cars wanting to turn into the development will back up traffic onto Peterson as they wait to turn left through the cars that are already backed up at the beginning & end of the school day.
- There is a lack of adequate parking inside the development and residents and guests will naturally park on Flying Horse and neighboring streets. I previously lived in a similar townhome development and the 2 car garages accessed from the alley were not large enough for a truck, making parking outside a necessity. Our HOA forbid us from parking in spaces inside the development as they were designated for guests only. Therefore, we parked on the public street which introduced other issues such as theft and vandalism of the vehicles. It is unrealistic to expect (a) residents will all be physically able to park all of their cars in their garage, (b) that 30 spaces is sufficient for 38 units. This last one is laughably unrealistic. That is less than 1 guest per home at any given time.
- Safety of neighborhood children is a major concern due to both the increased traffic along the school walking route, and due to the proposed location of the retention pond. Why is this pond on the corner of a significant intersection where children walk to school daily, and visible to visitors at Springs Ranch Park. In addition to concerns about mosquitoes and stink in the standing water, I am deeply concerned

about young children going to school or playing at the park, seeing this water and desiring to explore it closer. The location of this pond is of grave concern due to its proximity to dozens of children passing it on a daily basis. If a pond is necessary, can it be moved to the south side of the property? The neighborhood should be assured of safety barriers and other precautions planned.

Thank you,

Cindy Opong
onajourney9@gmail.com
719.242.6782

Schultz, Michael

From: Greta Brisk <gretabrisk@gmail.com>
Sent: Tuesday, January 29, 2019 11:33 AM
To: Schultz, Michael
Subject: Fwd: Pony Tracks Development rebuttal
Attachments: image007.png

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Mike,

These are the first emails that I have seen regarding this proposed project. I live on Long Creek Grove on the other side of Pony Tracks and am very concerned regarding this project.

First, it feels like it has been kept a secret on purpose because the developer and city knew that neighbors would have a huge issue with this project. We have specifically looked at that board trying to see what the plan was and there was nothing. Also, no meeting was ever announced to neighbors on the other side of the street. Probably because there would be too much opposition.

Second, traffic at that intersection is beyond ridiculous, especially during school hours. The city has done nothing to address it and adding all those homes will only worsen the situation. How many children and their parents will have to be injured or killed trying to get to school before something is done? I live a block and a half from the school and can't let my daughter walk to school because I know she'll be hit by a car. I was in a crosswalk this morning and had cars driving through because traffic is such a mess.

Everything about this project feels secretive and unprepared and none of the answers given are satisfactory. Just stating city code doesn't alleviate any of the problems that arise from this project.

Please let us know what the city and developer plan to do to address these issues.

Thank you,
Greta Brisk

3015 Long Creek Grove

----- Original message -----

From: "Schultz, Michael" <MdSchultz@springsgov.com>

Date: 1/29/19 9:59 AM (GMT-07:00)

To: Carol Lavoie <carolavoie@yahoo.com>

Cc: 'linda Wallis' <lswallis1@outlook.com>, "'snonamaker@hotmail.com'" <snonamaker@hotmail.com>,
"'sunnyebell@gmail.com'" <sunnyebell@gmail.com>, "'Jessica H. '" <jroze143@gmail.com>, 'Charla'

<jhawk818@hotmail.com>, "'marty80922@yahoo.com'" <marty80922@yahoo.com>, 'RONALD FORE'

<ronaldfore1007@comcast.net>, 'Carlos Cruz' <cbcruz@q.com>, 'Kenneth Carr'

<kennethwcarr@comcast.net>, 'Daniel McGovern' <dmcgovern2@gmail.com>, "'DANIELE, ANTHONY J JR

CTR USAF AFSPC 50 SCS/CAMMO'" <anthony.daniele.ctr@us.af.mil>, 'Dorse DuBois'

<dorse@mannateksolutions.com>, 'BTE' <bedwardsb@yahoo.com>, 'Cristina'

<cristina_comandasu@yahoo.com>, 'Joanne Springer' <joannespr3@gmail.com>, 'Kathryn Duff'

<kjduff128@gmail.com>, 'Ann' <Ann@haleyrealtyinc.com>, 'Protocol Seven' <protocol114@gmail.com>,
'Cassnles' <cassnles@aol.com>, "'SCHOENTHALER, MARK L GS-11 USAF AFSPC 50 SCS/SCPS'"

<mark.schoenthaler@us.af.mil>, 'Rob Ramsey' <ramsey.rob@gmail.com>, 'Ryan and Jamie Minette'

<rjminette@live.com>, 'Denise And Doug' <dndphelps@comcast.net>, "'Baker, Marie'"

<marie_baker@uhc.com>, 'Lisa Tietz' <lisatietz@yahoo.com>, 'Terri Villa' <tavilla@yahoo.com>, 'Trina Ray'

<trinray@msn.com>, 'Michael Van Winkle' <mrvw47@gmail.com>, "'drkathycumming@gmail.com'"

<drkathycumming@gmail.com>, rambo6820@comcast.net

Schultz, Michael

From: Michael Van Winkle <mrww47@gmail.com>
Sent: Tuesday, January 29, 2019 1:39 PM
To: Terri Villa
Cc: Schultz, Michael; Carol Lavoie; linda Wallis; snonamaker@hotmail.com; sunnyebell@gmail.com; Jessica H.; Charla; marty80922@yahoo.com; RONALD FORE; Carlos Cruz; Kenneth Carr; Daniel McGovern; DANIELE, ANTHONY J JR CTR USAF AFSPC 50 SCS/CAMMO; Dorse DuBois; BTE; Cristina; Joanne Springer; Kathryn Duff; Ann; Protocol Seven; Cassnles; SCHOENTHALER, MARK L GS-11 USAF AFSPC 50 SCS/SCPS; Rob Ramsey; Ryan and Jamie Minette; Denise And Doug; Baker, Marie; Lisa Tietz; Trina Ray; drkathycumming@gmail.com; rambo6820@comcast.net
Subject: Re: Pony Tracks Development rebuttal

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I agree.

Sent from my iPhone

On Jan 29, 2019, at 10:58 AM, Terri Villa <tavilla@yahoo.com> wrote:

Mr Schultz,

You did bring up the matter of common open space in your response to Carol. Are we forgetting that there is a park right across the street that the residents of Pony Park will be using as well. So why do they need their own common open space? That will not be available to the residents of Springs Ranch. Why not make the lots larger, fewer homes and integrate Pony Park in to the existing community and not segregate it. Isn't there enough division.

Best Regards

The Villas

Sent from my iPad

On Jan 29, 2019, at 9:59 AM, Schultz, Michael <MdSchultz@springsgov.com> wrote:

Carol – My comparison to the Cascades at Springs Ranch development (also known as Springs Ranch Cluster Home Development when submitted to the City in 1995) is that it is the same concept of “clustering” homes on smaller lots than traditional subdivision. Are there some differences? Yes, definitely. Homeowners in 1995 were seeking private yards and space, many homeowners today are seeking low maintenance living, so this development is providing shared common spaces for the residents, this allows smaller lots but more common open space. Also different is the requirement for stormwater capture, in 1995 it wasn't required by the City for single-family developments, today it is mandated of any new development.

The lots in the development across the street are slightly larger, but the development has less common open space (per unit) whereas the Pony Park development has slightly smaller lots but more common open space (per unit).

Schultz, Michael

From: Tiffany Vanous <bulldawg83@comcast.net>
Sent: Friday, February 01, 2019 2:45 PM
To: Schultz, Michael
Subject: Pony Park Residences

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Dear Mr. Schultz,

I feel that 38 Patio homes at that location is way too many. The area there is already congested and when the average household has 2 vehicles, that's an additional 76 vehicles that are going in and out. I hope a traffic study is going to be done, especially when school is in session.

I went to the original meeting about this proposed development and it was rather ugly. The homeowners here don't want it, and the builder is a very rude, inconsiderate man.

If this is built, it's going to be a traffic and safety nightmare.

Thanks for the opportunity to put my 2 cents in!!

Tiffany Vanous

Sent from my iPhone

Schultz, Michael

From: Tena Stetler <tenajean@aol.com>
Sent: Sunday, February 03, 2019 12:29 PM
To: Schultz, Michael
Subject: Pony Park Residences - A Bad Idea

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To: Colorado Springs City Planning & Development Dept.

Re: File Numbers CPC PUZ 19-00006; CPC PUD 19-00007; and AR FP 19-00023
3055 Flying Horse Road, Colorado Springs, CO 80922

Hi Mike Schultz:

I am very much against the Pony Park Residences at 3055 Flying Horse Road. There are way to many residences planned for that small plot of land. It will congest the roads leading up to the already busy intersection. Not to mention the safety of the children walking to school. It will make it difficult to get in and out of the subdivision for the homeowners already living on the south end of Flying Horse, on Mustang Pony, and Turkey Tracks Road. It is the only way out to Pony Tracks and out of the subdivision for us.

Parking will be a nightmare, as extra cars from the apartments/condos will be parking along Flying Horse in front of other's houses and driveways along Flying Horse whether it's allowed or not. There is no way to build 38 units considering two cars or more per unit and have enough room for parking on that tiny plot of land. Overnight parking is not permitted on the streets in Springs Ranch. This type of construction in the Springs Ranch subdivision will lower our property values as has been demonstrated in various parts of the city. Tell me how that is right?

Pony Park Residences are an extremely bad idea, for all of the above reasons and many more that were voiced at the first meeting for the homeowners informing us about this terrible project. I respectfully request that you deny the building of Pony Park Residences on Flying Horse Drive, Colorado Springs, CO.

Respectfully,

Tena Stetler
6530 Turkey Tracks Road
Colorado Springs, CO 80922

Schultz, Michael

From: brucerents@aol.com
Sent: Sunday, February 03, 2019 1:01 PM
To: Schultz, Michael
Subject: Pony Park Residences 3055 Flying Horse Road

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Re: File numbers CPC PUZ 19-00006, CPC PUD 19-00007, AR FP 19-00023
Pony Park Residences, 3055 Flying Horse Road, Colorado Springs, CO 80922

Dear Mr. Schultz,

Please do not allow this project to build at this high of density. It is my belief this many units on such a small footprint will result in excessive congestion on the property and off. I attended the meeting for this development in late November and common sense would indicate it is illogical to expect a new Pony Park resident to try and thread his 3/4 ton truck through the narrow streets and try to park it in a space made for a Prius. The parking spaces and garages are typical for this high of density project and will not accommodate anything but compact vehicles. I work in construction in Denver and see this all the time. While a metro market like downtown Denver can support units like this, I doubt most of the buyers here will be driving a Prius and a Camry. Many will have larger vehicles that simply will not fit in the garage or be easy to maneuver and park in the Pony Park Development.

Springs Ranch is a covenant controlled community and overnight on- street parking is prohibited. Flying Horse, Pony Tracks, Turkey Tracks and Mustang Pony will experience parked vehicles belonging to residents and guests of Pony Park Residences 24/7. Undoubtedly these residents will park on both sides of Flying Horse causing lane reduction and congestion. Private and emergency vehicle access will be impeded. Flying Horse is the only access into this section of Springs Ranch, please do not block our road.

I do not oppose development of this parcel. It is the owners right to develop the lot and make a profit. It is the density. With the proximity to Peterson Air Force Base, The United States Air Force Academy, Schriever Air Force Base and so many higher end employment opportunities nearby I would implore the developer to offer a higher end product. Reduce the density, upgrade the interior streets and layout and make it an attractive opportunity for the prospective buyer. Not another egg carton apartment complex replete with the abandoned van on blocks and several Honda Civic drift cars on jackstands waiting for their suspension upgrade in a few years. Our property values are of course a serious issue for us. Please also consider this when approving this type of project for a neighborhood like ours. These are all nice single family homes in Springs Ranch, please ask the developer to reconsider the quality level of domicile offered and the density.

Thank you for your time and we look forward to hearing from you.

Best regards,

Bruce Stetler

Schultz, Michael

From: Joanne Springer <joannespr3@gmail.com>
Sent: Tuesday, February 05, 2019 11:23 AM
To: Schultz, Michael
Cc: Michael Van Winkle; carolavoie@yahoo.com; drkathycumming@gmail.com; sunnyebell@gmail.com; snonamaker@hotmail.com; Rob Ramsey; Ryan and Jamie Minette; Denise And Doug; SCHOENTHALER, MARK L GS-11 USAF AFSPC 50 SCS/SCPS; Baker, Marie; Lisa Tietz; Terri Villa; Ann; linda Wallis; Kathryn Duff; Charla; Jessica H.; Protocol Seven; Cassnles; Cristina; Trina Ray; Kenneth Carr; Carlos Cruz; marty80922@yahoo.com; DANIELE, ANTHONY J JR CTR USAF AFSPC 50 SCS/CAMMO; Brian Edwards; Daniel McGovern; Dorse DuBois; RONALD FORE
Subject: Re: Pony Tracks Development

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Mike and Others: The developer of the Pony Tracks four acre plot is claiming to " be nearly identical to the project/neighborhood at the southeast corner of Pony Tracks and Peterson Road." According to an email I received from a neighbor in that particular area, (Cascades at Springs Ranch), statistics from the El Paso County records office completely negate that claim. Houses at the end of the cul de sacs were on the smallest lots which measure 4167 square feet . The proposed 1800 to 2100 square feet don't even come close. That is virtually a "zero lot line" proposal and with attached two car garages (would rule out any sort of patio garden or yard space whatsoever), meaning it would fall into the townhouse category. The proposed homes would be approximately the same size as the smaller homes in Cascades with a footprint of approximately 1894 sq. ft. There is not an adequate amount of outdoor space for kids, pets, outside parking, etc. and is still a congested "people prison" which leads to increased crime, dissension, and neighborhood blight.

I have no objection to houses being developed on that parcel of land as long as they are in line with the current development that is presently there. The developer is obviously trying to make as much money as possible off the site without any regard whatsoever to the overall neighborhood. (He doesn't have to live here and could care less.) Ask yourself if you would care to have that type of development going up next to your home where you have invested your time money and future.

Let's have another community meeting and see if the neighborhood temperament has changed regarding this proposed development!

Joanne Springer

On Mon, Jan 14, 2019 at 8:36 AM Schultz, Michael <MdSchultz@springsgov.com> wrote:

All – I am reaching out to all of you who had contacted me during the initial proposed development of the former church site at Pony Tracks and Peterson back in June. The developer has decided against the two and three-family townhomes he originally proposed and is now proposing to construct single-family homes on smaller lots; this project will be nearly identical to the project/neighborhood at the southeast corner of Pony Tracks and Peterson Road. The homes will be located on their own platted lot, the development will have private open space and additional parking to serve guests and residents. There will be access points at both Pony Tracks and Flying Horse Rd, with the access onto Pony Tracks likely being the most utilized.

Schultz, Michael

From: Rmustang14@aol.com
Sent: Tuesday, February 05, 2019 12:23 PM
To: Schultz, Michael
Subject: Pony park project plan. Appeal

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I am writing to appeal the decision of building 38 single family apartment style homes in the open space. When we purchased our home 2 years ago we were told they couldn't build homes in this location. This space is not designated for for a church and other use not housing. These townhome style homes will only degrade the value of my home across the street! We moved here to get out of a construction zone. I don't want the area to be full of construction debris. It will be all over the neighborhood. Nails in the road getting in my tires. Dump trucks tearing up our roads. People with lower income moving in raising the crime for the neighborhood. The normal same size space in the neighborhood only has about 6-8 homes where you want to put 38 that's over a 7x increase in population right at the entrance of our neighborhood. Mainly (family style housing) lot more families with children. Causing over population to the park and near by schools.

Who wins here except the big investors? No one in the neighborhood thinks this is a good idea. The people investing into this don't even live around here and just want there pockets fatter. And steel any property left with a view!
They have no concern for the residents who own there home next to this location!

Once you use the space designated for a church and other things there is no going back. There only so much land left for these kind of things and there is plenty of land just right down the road for sale for housing! Tons of land just right off mark-shuffle.

The big investors just want that view. They want that land that sells homes!
Please don't give in to the profits of these people who don't even live here!
It's not fair to the home owners that live here. Please tell them to stop trying and move on! Not here!

Roy Hartman

Schultz, Michael

From: Charla Hawkins <jhawk818@hotmail.com>
Sent: Tuesday, February 05, 2019 1:47 PM
To: Schultz, Michael; 'Michael Van Winkle'; 'carolavoie@yahoo.com';
'drkathycumming@gmail.com'; 'sunnyebell@gmail.com'; 'carolavoie@yahoo.com';
'snonamaker@hotmail.com'; 'Rob Ramsey'; 'Ryan and Jamie Minette'; 'Denise And
Doug'; 'SCHOENTHALER, MARK L GS-11 USAF AFSPC 50 SCS/SCPS'; 'Baker, Marie'; 'Lisa
Tietz'; 'Terri Villa'; 'snonamaker@hotmail.com'; 'sunnyebell@gmail.com';
'carolavoie@yahoo.com'; 'Ann'; 'linda Wallis'; 'Kathryn Duff'; 'Jessica H.'; 'Protocol Seven';
'Cassnles'; 'Cristina'; 'Trina Ray'; 'Joanne Springer'; 'Kenneth Carr'; 'Carlos Cruz';
'marty80922@yahoo.com'; 'DANIELE, ANTHONY J JR CTR USAF AFSPC 50
SCS/CAMMO'; 'BTE'; 'BTE'; 'Daniel McGovern'; 'Dorse DuBois'; 'RONALD FORE'
Subject: Re: Pony Tracks Development

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Hello Mike-

I understand the developer has changed his plan to high density single family homes. However, my concerns have not changed.

Traffic in our neighborhood has been an ongoing concern, especially during the school year. During peak hours, it will often take 10 mins to turn onto Peterson, which is the main thoroughfare of my community. I feel by adding 38 homes to the corner of Pony Tracks and Flying Horse, traffic will become an utter nightmare. Which then brings another issue of safety for my kids as well as all the other kids that attend Remington Elementary or play at Springs Ranch Park. I also have concerns about how the proposed plan HOA will interfere with the guidelines of my HOA, Springs Ranch HOA, which includes no parking on the street between 12am-6am. The community that was proposed during the neighborhood meeting does not include nearly enough parking for guests of the community, the street will then become the fall back.

If this plan is approved, this will be a major loss for a well loved neighborhood.

Thank you,
Charla Hawkins

From: Schultz, Michael <MdSchultz@springsgov.com>
Sent: Monday, January 14, 2019 9:33 AM
To: 'Michael Van Winkle'; 'carolavoie@yahoo.com'; 'drkathycumming@gmail.com'; 'sunnyebell@gmail.com';
'carolavoie@yahoo.com'; 'snonamaker@hotmail.com'; 'Rob Ramsey'; 'Ryan and Jamie Minette'; 'Denise And Doug';
'SCHOENTHALER, MARK L GS-11 USAF AFSPC 50 SCS/SCPS'; 'Baker, Marie'; 'Lisa Tietz'; 'Terri Villa'; 'Sarah Nonamaker';
'Sunny Bell'; 'Carol Lavoie'; 'Ann'; 'linda Wallis'; 'Kathryn Duff'; 'Charla'; 'Jessica H.'; 'Protocol Seven'; 'Cassnles'; 'Cristina';
'Trina Ray'; 'Joanne Springer'; 'Kenneth Carr'; 'Carlos Cruz'; 'marty80922@yahoo.com'; 'DANIELE, ANTHONY J JR CTR
USAF AFSPC 50 SCS/CAMMO'; 'BTE'; 'Brian Edwards'; 'Daniel McGovern'; 'Dorse DuBois'; 'RONALD FORE'
Subject: Pony Tracks Development

All – I am reaching out to all of you who had contacted me during the initial proposed development of the former church site at Pony Tracks and Peterson back in June. The developer has decided against the two and three-family townhomes he originally proposed and is now proposing to construct single-family homes on smaller lots; this project will be nearly

Kevin & MaryAlice Abbott
6680 Turkey Tracks Road
Colorado Springs, CO 80922

To:

Colorado Springs City Planning Commission, Colorado Springs City Council, our fellow Springs Ranch residents, the developer in question, and may this letter be added to the permanent record of opposing citizen comment regarding the rezoning and development of property in question, located at the southeast corner of Pony Tracks & Flying Horse in the Springs Ranch subdivision,

I would like to state for the record my opinion as follows:

I am very concerned that this matter of rezoning has gained acceptance and is being brought forth for consideration. The simple fact is that our city government at some date past, has zoned the Springs Ranch Development as it is today, with deliberation and planning to achieve for the city and its residents, especially those residing in Springs Ranch, specifically to achieve the Springs Ranch's character, safety, integrity, and stability now and in the future.

That being said; Why, for such a small area, for the enrichment of one man, over all the residents that would be adversely affected, would this even be considered?

Is there more to this than we know?

Is it Colorado Springs Planning's prerogative to, in essence, "change its mind"?

What right does our City Planning have to adversely affect our property values for a development of so little consequence to the city overall, and so great a consequence to the character and value of our community.

The fact is that this proposed development is not in keeping with the initial zoning and is in stark contrast to ALL the homes nearby. It is in all ways incongruous to the existing and established character of our neighborhood.

In addition, the street infrastructure is woefully inadequate to accommodate the volume of incoming and outgoing traffic the new development will certainly bring. This fact adds further substance to our argument that city planning had not intended such density of dwellings in this area. The only way that this additional traffic could be adequately handled without adversely affecting the Springs Ranch residents and their children's safety is if the main entry/exit to the development has direct access to Peterson road.

This proposed development being so contrastingly "out of keeping" with city planning's original vision for the existing development of Springs Ranch and the negative impacts to our quality of life has myself and my wife vehemently opposed to its approval and execution, and are prepared to join with others to move forward with any and all legal avenues available to oppose and ultimately prevent this development as currently planned.

Sincerely, Kevin & MaryAlice Abbott

Schultz, Michael

From: Campbell, Karen D CIV NORAD-USNC CS (USA) <karen.d.campbell16.civ@mail.mil>
Sent: Wednesday, February 06, 2019 7:26 AM
To: Schultz, Michael
Subject: FW: Pony Park Residences

Importance: High

UNCLASSIFIED

I tried sending this email yesterday and it was returned. Hopefully, it gets there today.

Karen Campbell
6750 Turkey Tracks Road
Colorado Springs, CO 80922

UNCLASSIFIED

-----Original Message-----

From: Campbell, Karen D CIV NORAD-USNC CS (USA)
Sent: Tuesday, February 5, 2019 3:14 PM
To: 'mdschultz@springsgove.com' <mdschultz@springsgove.com>
Subject: Pony Park Residences
Importance: High

UNCLASSIFIED

Sir,

This email is sent as my official objection to this duplex and triplex homes that are scheduled to be constructed at 3055 Flying Horse Road. I have numerous concerns regarding the construction, and landscaping. Our home is one of the four homes that border the property on the south end of the site.

1. According to the original drawing that was provided during the initial "town hall" type meeting, there is some sort of trees/shrubs/landscaping that will be installed along the fence line between our property and the site. Does the owner of the site plan to put up a barrier between the landscaping and our fence? If the landscaping is directly next to our fence, that would not allow access for making fence repairs or replacement.

2. During construction, there will be an enormous amount of dust and dirt that becomes airborne. As this site has never been built on the dirt harbors numerous mold spores and bacteria. What considerations have been made regarding people that live near the construction area, that have medical issues, to alleviate the possibility of airborne molds and bacteria from making those individuals ill? Additionally, any rodents/snakes/rabbits/etc. that currently inhabit the site, will be forced out most likely to surrounding yards.

3. Are duplexes and triplexes considered single family homes? To me they seem to be more of a condo or townhomes.

4. There also appears that there will be a parking problem, based on the number of overflow parking spaces.

5. Access to the housing addition will be restricted to only one entrance/exit. That could be a problem, if all the home owners decide to leave at one time (potentially 76 vehicles).

If you have any questions regarding my concerns, you can contact me at (719)380-8845.

Karen Campbell
6750 Turkey Tracks Road
Colorado Springs, CO 80922

UNCLASSIFIED