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September 26, 2022

To the Honorable Mayor and Board of Trustees of the Town of Monument:

I regret I was unable to attend the September 19th, 2022 Board of Trustees meeting as I was out of the country. I did, however, listen to the entire meeting. Candidly, the young man who spoke on behalf of Classic Companies is new to this role and it was his first time to address an elected public body. We regret portions of the message conveyed, along with some of the interpretations of his message.

The purpose of this letter is to better communicate the position of Classic and to explain why we have significant concerns relative to our ability to obtain the fair and impartial quasi-judicial hearing that our project, Monument Junction, deserves. Classic (and our project) is entitled by law to receive such an impartial hearing, whereby the project is voted upon based solely on relevant review criteria. The hearing should not be conducted on Facebook or social media and the decision is not a pluralistic popularity contest or one that is predicated on the vocal opinions of a handful of interested people. It is a decision that, by law, must be decided by application of the review criteria to the details of the proposed project.

First and foremost, please understand that we at Classic are proud of the communities we have developed in the Monument area to include: Sanctuary Pointe, Promontory Pointe, Jackson Creek North, and Forest Lakes. I assure you; Monument Junction will be no exception.

Furthermore, Classic has consistently demonstrated its commitment to the overall health and well-being of the Monument area residents and our commitment to the betterment of this community generally – whether through underwriting innumerable concerts in the park throughout the Monument area, underwriting to the tune of \$50,000 the Town's recent Party for the Parks event, paying for the bikes needed to initiate the desires of the Monument Police Department to develop a bicycle patrol and the like. The above is far from an exhaustive list. Within Monument Junction, Classic has committed to donate 2-3 acres of land (with a value of approximately \$1-3MM) to the Town for the purposes of appropriate civic activities – none of which is mandated or required.

The notion that developers are only interested in short term profits at the long term expense of the communities they operate within is not accurate, particularly as applied to our Company. I appreciate that it's a convenient sound bite but if you look at the totality of the circumstances and the reality of the situation it is just not true. Classic probably has 15-20 of its employees who live in and around Monument. In short, we care.

The recent and ongoing discussions related to development, particularly the idea of potentially enacting a moratorium on development, within the Town of Monument are concerning to us based on the significant investments and commitments put forth by Classic. We are concerned about the overall economic impact and consequences such decisions have on our Company as well as the Town.

Our Monument Junction project, specifically, has gone through significant public process since 2015 with the current Board as well as the previous Board and Town staff. The project plans are 100% in compliance with Town ordinances, resolutions and approved zoning. The previous staff deemed this current project preferable zoning for the area. Prior to our vision for Monument Junction, the area was zoned commercial, which would have resulted in more traffic and even more infrastructure needs. Classic's plan for Monument Junction is a predominantly residential and mixed use community to include: 333 new single family residential units, 11 acres of multi-family, 8 acres of commercial and 2 acres of civic use.

Monument Junction East and Monument Junction West do not deviate from nor seek variances to the existing zoning, despite what very public messages are being conveyed to the contrary. There has been significant ex-parte communication between Trustees and certain Monument residents – and these ex-parte communications themselves should not be happening. When these communications include statements that we know to be untrue it is of significant concern. We actually have a Facebook post from a sitting Trustee who says they will vote “No” on the multi-family portion of our project. That decision has been determined before we even have had an opportunity to present our project to the Board. Not only is that untenable from a developer's perspective, it is inconsistent with what the law requires and we are entitled to.

There appears to be most angst and ex parte communication about the multi-family proposed within our project. Statements have been made that it's not in compliance with existing zoning and that is just inaccurate. The multi-family section of the project is indeed compliant with zoning. I have personally reached out to Steve King to clarify the inaccuracies that have been circulating on social media and will be meeting with him and others from the Save Monument group upon my return on October 3rd.

The commercial area of Monument Junction is also in strict compliance with what is approved. It currently includes: Whataburger, Maverik, incremental retail and commercial. Again, all of which is in compliance with zoning and the comprehensive plan.

The point we want to impress upon all involved is that Classic has significant investments in land, infrastructure and water that were made in reliance upon our established zoning and with an understanding that our proposed projects within Monument Junction would be evaluated on the applicable and relevant review criteria. The evaluation of any given project within Monument Junction cannot be conducted by group text or Facebook comments. The law requires much more than that.

Monument Junction has had significant improvements/obligations imposed upon us for Jackson Creek Parkway. These proposed improvements are predicated on uses being approved for development of this project consistent with the currently approved zoning. The traffic from

Monument Junction will account for less than 25% of the total traffic on Jackson Creek Parkway, the other 75% of the people using Jackson Creek Parkway will benefit from the roadway improvements. To the extent that the Board and the Town of Monument take away these property rights, it leaves us with no choice but to reevaluate our commitments, contributions and infrastructure plans. I hope you can understand and appreciate our concern and position on these important matters.

Our request is that the Board and the Town allow us to proceed without delay in processing our PD site plans. All of our projects have been thoroughly vetted and reviewed by your internal staff and all referral agencies. There is no legitimate reason to delay hearing our items. We are entitled to a fair hearing according to approved zoning based on regulatory rules and the applicable regulations. Our proposed projects represent well over \$125MM in proposed investments that should drive significant economic development benefits to the Town for the foreseeable future.

Please do not make any decision based upon emotion following a meeting that concluded in a manner that was unintended. Instead, we ask that you look at Classic's Monument area neighborhoods and community amenities and reflect upon our participation and desire to meet or exceed the requirements of the Town's zoning and the comprehensive plan.

I welcome your feedback and further discussion.

Sincerely,

A handwritten signature in blue ink, appearing to read "Doug Stimple".

Doug Stimple, CEO
Classic Companies

cc: Planning Commission
Mike Foreman, Town Manager
Jennifer Kaylor, Our Community News
John Heiser, Our Community News
Steve King, Save Monument