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Sent: Monday, November 18, 2024 7:23 PM
To: PCD Hearings
Subject: Letter of Opposition to Monument Ridge East

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I am writing to voice my strong objection to the proposed rezoning and development known as “Monument Ridge East.” There are many, many reasons why this development is wrong and illogical for Monument Hill, the surrounding area and El Paso County.

I also would like to advise El Paso County Commissioners to pay very close attention to the plans for the development due to conflicting and concerning statements made by the builder/ developer in their application packet. While the builder/ developer’s application packet aims to convince you that Monument Ridge East is beneficial and provides much needed housing for the expected population growth in El Paso County, this project does **NOT**:

- **Provide affordable housing-** The Letter of Intent states the plan presents “an opportunity to help address the County-wide issue of housing affordability.” Pg 13
 - o There are no affordable housing or deed-restricted designated units in the plan;
 - o Current building, labor and development costs make affordable housing in this development difficult, unless builder plans to use cheaper materials and cut corners to save money;
 - o Homeowner’s Insurance rates in the area are high, due to “wildfire risk.”
 - o The Developer’s spokesman stated during the Monument Planning Commission meeting, that the properties will not be cheaply built, which is contradictory to helping “address the County-wide issue of housing affordability.”
- **Increase building/ development standards to address the unique environmental/ weather conditions of its Monument Hill and Palmer Divide location-**
 - o No protection for the site’s wetlands
 - o No plan/ designated site for snow storage (This area has colder temperatures and more snow than most areas of El Paso County. The snow piles up and stays around until late May, early June. The density of the development leaves no room for the large amount of snow to be piled/stored. There is nothing planned to protect the wetlands from the polluted snow’s spring run-off.
 - o The development creates more stress on the already overburdened County snow plows. Removal of the PUD zoning adds the responsibility for snow removal to the county. After the snow- storm in early November, my neighborhood was not plowed until 3 days after the storm ended. Despite regularly getting well over the County’s minimum 6 inches of snow in order for the county to plow secondary roads, we do not get plowed consistently.
 - o The units in the development will not be built to withstand a higher wind rating and noise level that are present on Monument Hill. A “berm” and some pine trees will do little to cut down the noise level generated by the 8- lane highway that is an acre away from the site.
 - o No protections for the abundant wildlife that inhabit the area.
- **Provide community needed services-**
 - o The need for services such as day care centers, pediatricians, family doctors, veterinarians, medical specialty providers, urgent care, fitness centers and other community- based services has not kept up with the recent increase in residential building in Monument. The nearest hospital is 20 minutes away.

The density of the development will add additional stress to the already overburdened services in Monument.

-Aim to help housing needs in El Paso County-

- The builder states in their Letter of Intent, more than once, that Monument Ridge will provide “additional places of residence for those who commute to work in **the Denver Metropolitan Area.**” Pg. 9

-Meet Colorado’s greenhouse gas emissions reductions targets of 26% by 2025, 50% by 2030, and 100% by 2050-

- The development will increase the number vehicles travelling to Denver, which increases the amount of pollution and emissions.

-Fit the character of the surrounding area-

- A high density, mobile home quality, housing development located nearly on top of I-25 and surrounded by a beautiful rural area (in addition to a large cartoon beaver sign) should not be the first thing people see at “the gateway to El Paso County.”

Respectfully,

Regina Strauser