

Miranda Benson

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To: PCD Hearings
Subject: monument ridge east

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I am opposed to the current Monument Ridge East plan. Outside of the obvious issues of Monument refusing to approve the plan and the infrastructure limits that currently exist in the community, the current plan is not conducive to the master plan and the existing neighborhoods.

I understand there is a push by Gov Polis for high density development in areas near public transportation, but Monument Ridge is not the right area for that type of development. There is no public transportation nearby and there are no amenities nearby either. Traffic, both north and south, of the proposed development is already a mess during commute times and inclement weather. I don't see where the developer has plans to fund road improvements on both sides either. The commute traffic on County Line Road has increased a great deal this last year because of development in the eastern side of the country, as well as 105 construction. I understand the 105 construction is coming to an end, however those commuters are unlikely to return to 105 rather than the stoplight free County Line Road. The additional commuter traffic and school traffic has made intersections along County Line Road problematic. Douglas County Sheriff Dept has a strong presence on County Line Road, but we rarely see El Paso County Sheriffs. The speed limit ranges from 30 to 45 and for cross street traffic, those are the proper speed limits, however the speed limits are rarely observed and it has become scaring trying to turn onto County Line Road when traffic is going way too fast and there are no four way stops or lights to slow the pace of traffic, especially for the many cross streets on top of hills. What precautions will be paid for by the developer to mitigate traffic turning out onto County Line Road to ensure safety, for both the new residents and the high school and RV traffic that will be routed through the neighborhood?

The open space proposal is inadequate - why can't there be a larger open space request? why can't the developer include plans for wildlife corridors? The water drainage proposal is inadequate - the monument ridge storms will flow into Douglas county rather than being contained in EPCO. The wildfire evacuation situation is problematic - how will that single road accommodate during an evacuation? how will those residents get affordable home insurance in a high fire danger area? The developer continues to state the homes will be affordable because of the high density, but the nature of the area negates that statement. There are so many concerns with the plan. The developer had his team meet with residents, but did not make a single change to accomodate for their requests or recommendations. He is looking to make maximum profits without meeting the requirements of the master plan and potential concerns of the new residents.

The area will be developed. The question is how EPCO will guide that development by not offering a blanket approval for rezone requests. The prospect of high density homes and Buccees is very problematic for an area of our county that already has infrastructure issues. Please consider those

existing issues and conditions and find a resolution that will reflect positively on the current, as well as future, residents of EPCO.

Thank you for your time and consideration,
Scheri Nagaraj