

Miranda Benson

From: Amy Gammell <agammell@lewispalmer.org>
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To: PCD Hearings
Subject: Monument/Palmer Lake development projects

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“Dear El Paso County Commissioners,

I am writing regarding the proposed "Monument Ridge East" development project and its potential impact on traffic and safety near Palmer Ridge High School as well as the Buccee's station slated to be put on County Line Road in Palmer Lake.

First, as a staff member at Palmer Ridge, I am concerned about the plan to close Monument Hill/Frontage Road and redirect traffic through Misty Acres. This change would significantly increase congestion, especially during school hours, creating challenges for students, staff, and families attempting to access the school safely. The additional traffic will also increase risks for those entering the upper parking lot from Misty Acres. Additionally, the traffic study conducted for this project appears incomplete, as it does not account for school-time traffic patterns. I urge the commissioners to reconsider this plan and work towards a solution that addresses these safety and accessibility concerns.

Additionally, I am concerned that the proposed Buccee's will not only create traffic congestion but will also provide a convenient stop to traffickers coming up and down the I-25 corridor. Considering the number of traffic accidents along I-25 beginning with infrastructure improvements and continuing to Thanksgiving 2024 (a man was killed when he was struck after stopping for an accident), I am worried about congestion and road safety. In the past, people stopped to traffic drugs, etc. at local fast food establishments. Monument has several car/truck stops that have been built already at Baptist Road, a couple of miles to the South and clearly is not in need of another roadway stop. Benefits to other local businesses are negligible since there are no other businesses at the proposed Buccee's location.

Finally, Monument and Palmer Lake contribute to Colorado's small town appeal for tourism and have great natural beauty surrounding them. Notwithstanding the stewardship that we owe our beautiful natural resources in Colorado, creating ugly housing developments and service stations hurts the economy of the entire state. Why would tourists come to a state that has the same high-density housing and retail that all other states have?

Thank you for your time and attention to this important matter. Text me any questions at 719-339-0526.

Sincerely,
Amy Gammell

ML Teacher
Palmer Ridge High School

Amy Gammell
Multilingual Language Teacher
Palmer Ridge High School
(719) 867-8600 X54122
Neighborhood C