

To: Member of the El Paso County Planning Commission

Re: Re-zoning of Monument Ridge East

In reference to the agenda items P245, P246, and SP241, I am writing as a concerned resident of the Monument area specifically living east of I-25 for over 36 years. My wife and I have witnessed the growth in and around Monument, mostly good but also sad. From our perspective, the problem with growth usually tends to be traffic flow in and out of the wonderful neighborhoods in the area. These traffic areas are well known throughout the area. I have read the traffic study and there is a lot of good information and statistics. My main ingress and egress are from the I-25 and County Line Road intersection. My experience with the approaches to that intersection have shown increased congestion.

The State and County have just completed a major renovation of the I-25 bridge and on and off ramps to the Interstate. The eastern on-ramp and off-ramp have steep drop offs on either side which makes expansion very difficult is not impossible. For safety reasons, guard rails have been installed to prevent cars from rolling down the embankment. These are quite often "choke-points" if a large truck or other vehicle gets stuck on the ramps. County Line from the eastern ramps down to Doewood Drive is very steep again with large drop off on both sides. Again, it would be very difficult to make adjustments to that segment of the road to widen or add more lanes if needed.

Currently, we get congestion on County Line Rd and Monument Hill Road during school start and stop times which coincides with AM commutes. We have waited many times at this intersection only to start from a dead stop to a steep climb (roughly 3 – 4% grade) from Monument Hill Rd to the I-25 bridge. During inclement weather, many cars can not make it up that hill as they have no forward momentum make that climb.

Adding an additional entry onto County Line in that area would cause tremendous congestion in the area between Doewood Dr., Misty Acres Blvd., and Monument Hill Rd. The volume of traffic being added by building higher density housing will cause large traffic issues through out the day and especially during winter storms.

My wife and I are voicing our opposition to the development of multi-family housing in this area due to the increased traffic with no plan or capability for expanding County Line Rd or the Interchange on and off ramps to handle the additional traffic load.

As the Planning commission, please do not buckle into the reports provided by developers and see that Multi-Family units do not fit in to the entire community east of I-25 and North of Hwy 105. A majority of the housing in this area are custom home sites starting at a ¼ acre or more. Please consider the traffic reality rather than solely relying on the traffic study.

Thank you for your consideration,

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