

Miranda Benson

From: Stephanie Markle <stephaniermarkle@gmail.com>
Sent: Monday, November 18, 2024 1:21 PM
To: PCD Hearings
Subject: No to Monument Ridge East

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Dear Commissioners,

I am writing to express my strong opposition to the current plan for Monument Ridge East. This proposal, as it stands, threatens to destroy trees, harm wildlife, reduce access in the area, and negatively impact our water reserves. The concerns raised by the Army Corps of Engineers, Douglas County, and the Monument City Council should not be taken lightly, as they highlight the serious environmental and logistical issues inherent in this plan.

The current proposal fails to account for critical environmental impacts, including the degradation of water runoff, strain on water supply, and disruption to local animal habitats. As a geography major, I find this plan fundamentally unsuitable for our area. It fails to align with both the El Paso Master Plan and the Monument Comprehensive Plan. Allowing such a high-density development would irreversibly alter the character of our community, which is precisely what these master plans are intended to safeguard.

An additional issue with this plan is the proposed closure of an essential access road. I drive Monument Hill/Frontage Road daily, as do thousands of others, many of whom rely on it for access to Palmer Ridge High School and nearby businesses. Diverting this traffic through residential neighborhoods shows a complete disregard for the residents and businesses in this area. It would create significant traffic congestion, exacerbate safety concerns, and negatively affect daily commutes. I urge the Commissioners to require a comprehensive survey of current traffic volumes on Monument Hill/Frontage Road and an impact study on how its closure would affect local businesses and schools.

I strongly encourage the developers to revise their plan to include single-family homes that are consistent with the existing character of the area and aligned with the Master and Comprehensive Plans. Such a revision should prioritize water and tree conservation, preserve wildlife habitats, and maintain essential access roads to ensure the community's long-term sustainability and livability.

Thank you for considering my concerns. I trust that you will uphold the values and plans that protect the unique character and resources of our community even though we cannot attend the in person meeting since all of my family works to contribute to our economy.

Sincerely,
Scott and Stephanie Markle
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