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I am a resident of North Woodmoor in Monument, CO, and I am extremely concerned about the proposed Monument Ridge East development.

When we bought our home in Woodmoor, we were assured that no high-density housing would be built on the undeveloped land around us.

As a military family, we chose to move to North Woodmoor because we wanted to escape the city. Our area is unique, and people come here for a mini-vacation to enjoy the beautiful natural forests, wildlife, and small-town atmosphere. We want to preserve the charm of our community and prevent it from becoming something that resembles the urban developments we typically see in cities. If we wanted to live in a high-density area, we would have moved into the city. We wish to maintain our urban lifestyle without city-style developments being forced upon us.

The current landowner of Monument Ridge East purchased the land with the understanding of its existing zoning, but it's clear they intend to rezone it for maximum density and profit, disregarding the original zoning. This is unacceptable. Property rights are tied to the land as it currently exists, not hypothetical future rights.

Moreover, surrounding homeowners have rights, too, and should be able to expect that adjacent zoning will not drastically change and disrupt the peaceful way of life in our area. The proposed project is not compatible with our neighborhood. I am deeply concerned that rezoning requests can be made that alter the landscape in such a destructive way. The mere consideration of this proposal is disturbing. The current proposal would destroy all the mature trees that have taken decades to grow, and the vegetation would be buried beneath concrete. It is the ultimate form of deforestation.

These parcels are home to mature Ponderosa Pines and diverse vegetation, as well as a wide variety of wildlife. We, the local residents, love to live in

harmony with our local wildlife, and we moved here for the natural beauty and wildlife of the area. The current proposal would destroy these mature trees and vegetation, leaving no place for wildlife to roam—elements that make the land pristine and so valuable.

Any arborist will tell you that such trees cannot be simply transplanted, as the landowner suggests—they would die. I doubt they genuinely intend to relocate the trees, as it would be a time-consuming and expensive process.

Despite numerous community members explaining why we cannot accept this plan, no changes have been made to the proposal since the Town of Monument rejected it. No adjustments were made after the community meeting at the Woodmoor barn either, and none of the feedback from that meeting was incorporated. Our concerns were ignored. Furthermore, there is no plan to address the existing wildlife or the wildlife tunnels under I-25 that connect to this property.

Woodmoor also faces mandatory water restrictions because we have limited water resources. The water program runs from June 1st through September 30th. Please refer to the Woodmoor Water and Sanitation District's webpage for more details:<https://www.woodmoorwater.com/conservation/conservation-plan/summer-water-use-program.html> . High-density housing would significantly strain our already limited water supply.

There are already several high-density housing developments just minutes south of North Woodmoor, and each developer presents the same arguments. We're tired of hearing that more is needed. This is simply not true.

The climate in our Monument Hill and North Woodmoor area is harsh. Many people don't understand this unless they live here. We experience longer winters, colder temperatures, and more snow and ice, which can remain on the ground much longer than just a few minutes north or south of County Line Road. Each winter, I see cars stuck in ditches and sliding on icy roads, which already began happening this November.

Both, the Monument East and Monument West properties are owned by the same parties, and the Town of Monument denied these projects

because they didn't comply with the Monument Comprehensive Plan. Monument East has since been transferred to you, El Paso County, and the developers are attempting to push the same project forward that was denied by Monument.

What is particularly troubling is that people who do not live in our area and will not be directly impacted by this project are the ones deciding what will be built in our community and right in front of our homes. It's only fair that the voices of those of us who live here be heard, and that our property rights be respected. We would love to collaborate on a plan that benefits our community and preserves what makes it special—its natural, urban character and wildlife. Any development should enhance, not destroy, the beauty of our area.

I respectfully ask that you deny the rezoning request and the project as currently presented, just as the Mayor and Council of Monument have done.

Thank you.

Respectfully submitted

Ljubica Horvat

and

Chad Credeur