

Kelly Hills

From: Aaron Kellar <aarondkellar@gmail.com>
Sent: Thursday, August 25, 2022 11:14 AM
To: Matthew Fitzsimmons
Subject: Proposed Land Development/Apartments

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Mr. Fitzsimmons,

I would like to share my thoughts on the possible multifamily apartment development in Monument described below. I was unable to attend the meeting due to my work schedule, but I feel strongly that this development would be detrimental to the community in Woodmoor, Northern El Paso County and neighboring communities.

First, I wanted to give a little background on myself. I have lived in the Heights (North Woodmoor) for 16 years. We were drawn to our community (South of county line road and east of Doewood) due the low density of houses and traffic. I would say with the growth of housing developments near us (Misty Acres, Greenland Estates), it has gotten busier around our neighborhood. Adding an additional 280 apartments in this area would be too much on the current infrastructure, as our communities do not have sidewalks, streetlights or proper road maintenance for this much traffic. I am also concerned about the scarcity of water in our Woodmoor Water District, as I've seen extra charges on us just to receive water to our homes.

I own two rental properties in the Monument community of Jackson Creek (near Baptist Road). Our renters are drawn to that area due to the close amenities, the infrastructure, sidewalks, street lights and a lifestyle that is more similar to a town such as Castle Rock. This area is much more appropriate for new apartment complex developments.

Based upon my 22 years as a High School Counselor (I am in the Douglas County Schools), serving on the Advisory Board for Colorado State University and serving on the Executive Board of the Colorado Council on Higher Education, I think it would be a big mistake to put 280 apartments so close to Palmer Ridge High School and Lewis Palmer Middle School. From my experience, apartment complexes can complicate safety, security and traffic so close to schools. On Crisis Evacuation Situations that I helped oversee on CERT Teams, apartment complexes close to schools added a lot of difficulties in ensuring student safety. The infrastructure of Monument Hill Road is not adequate for this many apartments, and all of the students being transported to Palmer Ridge and LPMS, especially in crisis situations. Both schools are unusually close to an interstate, which is already a complication.

Thank you for considering my input,

Aaron Kellar
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A developer is working with the County to develop the land south of Palmer Ridge HS and northeast of the new storage units off Monument Hill Road. They are requesting to change the zoning from commercial to residential and putting in multifamily apartments (280). The County has asked the developer to meet with the community and Nepco is asking for our attendance and other HOA's for a meeting on August 8th at 9:00 at the Barn/Woodmoor Improvement offices. This information was forwarded from our Heights Co-Chairperson Harold Larson, who attended the most recent NEPCO meeting on this matter. Residents are welcomed to attend in addition to HOA Board Members.

The issue is infrastructure to handle the traffic for another 280 units on Monument Hill Road, Doewood, Misty Acres and ultimately HWY 105. Our feedback will go to the County as well as the developer.

Cordially,
Heights Board of Directors