

October 27, 2022

Monument Hill RM 30 Rezone (Caliber at Woodmoor)  
Parcel No. 7111303004 (±3.59 AC) aka 18950 Base Camp Rd, Monument, CO 80132 and Parcel No.  
7111000018 (±11.61 AC)

### Neighborhood Meeting Summary

The Garrett Companies (TGC) organized a neighborhood meeting with the Northern El Paso County Coalition of Community Organizations (NEPCO) which was held August 8<sup>th</sup> at The Barn, 1691 Woodmoor Dr, Monument, CO 80132. Several area residents (~12-15) were in attendance along with representatives from the Woodmoor and Heights HOA's, NEPCO board, Tri-Lakes Fire, School District 38, Woodmoor Water and Sanitation and El Paso County planning. The meeting was recorded and posted/shared via social media on YouTube ([https://www.youtube.com/watch?v=p2526x5rix8&ab\\_channel=JackieBurhans](https://www.youtube.com/watch?v=p2526x5rix8&ab_channel=JackieBurhans)).

NEPCO President Mike Aspenson made a brief introduction regarding the purpose of the meeting and representatives in attendance for the purposes of asking questions. Heath Kennedy with TGC provided a high-level presentation of the project via PowerPoint. Discussions between residents, representatives and TGC were focused on the following topics:

1. Traffic
  - a. Concerns regarding additional traffic on Monument Hill Rd, specifically during HS arrival/departure times
  - b. Based upon our current traffic study analysis, the recommended improvements associated with the project are limited to restriping at Woodmoor / 105 to allow for a dual right turn lane from SB Woodmoor to WB 105
2. Fire access and emergency evacuation
  - a. Concerns regarding ingress/egress to the project from Monument Hill Rd and Base Camp Rd
  - b. Chief Bumgarner stated the proposed access points and circulation met the fire code requirements and currently there are no code requirements for emergency evacuation
3. Proximity to Palmer Ridge HS
  - a. Concerns regarding traffic (see above) and providing pedestrian access for students to the school from the project
  - b. TGC agreed to work with the school district to provide a sidewalk connection from the community at the NE corner into the high school parking lot
4. Water and Sewer
  - a. Concerns about adequate capacity
  - b. Woodmoor Water and Sanitary District stated there was sufficient capacity via email May 16<sup>th</sup>, 2022.

Overall, the biggest opposition was centered around increased traffic on Monument Hill, especially during high school start/release. Many residents stated after the meeting that our proposed project and quality was appealing, albeit not excited about it happening in their backyard due to existing congestion. A couple residents appreciated the proposed 10-unit, 2-story buildings across a majority of the project which are smaller than typical apartment buildings.

Heath Kennedy  
Development Manager  
The Garrett Companies