



Woodmoor

IMPROVEMENT ASSOCIATION
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September 7, 2022

El Paso County Planning Commission
Attn: Mr. Matthew Fitzsimmons
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Dear Mr. Fitzsimmons,

The Woodmoor Improvement Association is the second largest HOA in Colorado consisting of approximately 3100 homes, seven sub-associations and thousands of voters. Recently, WIA was apprised of a proposed development by Garrett Properties along Monument Hill Road in an area nearby WIA. The planned development consists of 264 apartments arranged in one three story building consisting of 64 units and 20 other buildings consisting of 10 units each. A community center is also planned. Access to this development is proposed to consist of two entrances onto Monument Hill Road and one back entrance onto Base Camp Road. The WIA understands that the Monument Fire Department will require this third access to the development for emergency purposes. The apartment complex will consist of 527 parking spaces and WIA estimates a significant increase in traffic as a result of trips from the complex.

The WIA, acting by and through its Board of Directors, strongly opposes use of the Base Camp Road entrance/exit to the Garrett complex for other than emergency purposes. Use of this entrance/exit by normal apartment complex traffic would allow significant additional traffic to use Base Camp Road to Deer Creek Road and then to Woodmoor Drive North of Lewis Palmer Middle School. WIA, through its Woodmoor Public Safety Officers, who have monitored traffic and assisted District 38 with traffic control at this point on Woodmoor Drive note that any significant increase in traffic would adversely affect Woodmoor residents and parents dropping their children off at the middle school. Prohibition of normal traffic to Base Camp Road would merely result in apartment residents using Monument Hill Road to access Woodmoor Drive, Colorado 105 and Interstate 25 by a recently improved access.

WIA notes that we continue to support safety of school age children by financially supporting District 38's Safe Route to Schools programs, which has recently been bid and is scheduled to be installed later this year. This would be directly affected by the significant increase in traffic should an apartment entrance/exit to Base Camp Road not be specifically limited to emergency vehicles only.

In the event there is a public hearing on this amendment proposal, WIA respectfully requests the opportunity to appear and be heard on El Paso County's consideration of the Garrett Properties request for development approval. Please contact the undersigned if you have any questions.

Respectfully Submitted,

Brian X. Bush
President