

April 7, 2020

NEPCO
P.O. Box 714
Monument, CO 80132-0714

Nina Ruiz
EL Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

Reference: Monument Academy Site Development Plan

NEPCO is providing the collective input from its membership that includes 9,500 homeowners, 45 HOAs, and 20,000 registered voters within and around Monument. The purpose of NEPCO, a volunteer coalition of Homeowner Associations in northern El Paso County, is to promote a community environment in which a high quality of life can be sustained for constituent associations, their members and families in northern El Paso County. We collectively address growth and land use issues with El Paso County Planners and the Town of Monument, as well as addressing HOA issues of common interest among the members. NEPCO achieves this by taking necessary steps to protect the property rights of the members, encouraging the beautification and planned development and maintenance of northern El Paso County.

1. Since we have reviewed this application numerous times already, we only comment here on the latest changes that we think (since tracked changes still have not been mandated) have occurred since January 27, 2020, our last review. Our past reviews still stand as written.
2. We are happy to see that a new Traffic Impact Analysis, dated March 2, 2020, was included in the CDR-20-001 file we found online for this development. Unfortunately, the Analysis still relies on some outdated (almost 2-3 years old) and some unreliable (not taken while school was in session) traffic counts. Nevertheless, after 381 pages of detailed and thorough analysis, we are left with three conclusions:
 - a. Most importantly, given the crash history at the two closest intersections along Highway 83 at Highway 105/Walker and at Hodgen, with at least 39 accidents occurring within the last 3 years, the future addition of more than 3,400 trips to this area plus many new high school-aged drivers may well be a safety nightmare! The area should be monitored closely throughout the next 5-10 years for continuous safety improvements!
 - b. Once school starts, the traffic near the school, to include the Highway 83 & Highway 105/Walker intersection, will be a huge mess despite the attempts to notify parents and/or local residents where they can or cannot turn, park, stand, pick-up or drop-off students, or queue in line. This undoubtedly will add to the safety issues identified above.

c. There are still a number of LOS E (seven) and LOS F (four) intersections predicted in this Analysis – and that assumes that all forecast assumptions are 100% valid, and are totally funded and constructed if relevant. A form of the word “assume” is used over 80 times in this report! As the Analysis states on the bottom of Page 2, “If these key factors/assumptions change, there may be additional impacts that may require additional needed improvements.”

3. Thank you for the opportunity to review this important development which will ultimately change the character of this formerly rural area. NEPCO again requests that our organization be informed of subsequent actions related to this development and be a participant in the review and coordination process.

//SIGNED//

Paul E. Pirog
Vice Chairman
NEPCO Land Use & Transportation Committee

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Greg Lynd
President, NEPCO