

November 8, 2020

NEPCO
P.O. Box 714
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Rad Dickson
El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

Reference: Deer Creek Condo Final Plat

NEPCO is providing the collective input from its membership that includes approximately 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. As this land use development name was unfamiliar to us, but was previously known and archived as the Monument Hill Business Park, we also looked at EDARP documents in those files that were relevant to this application.
2. Since this development is located within the Visual Overlay corridor as depicted in Chapter V and Map 7.1 of the Tri-Lakes Area Comprehensive Plan, we are concerned that there are very few depictions of what these “personal warehouse condominiums” will be allowed to look like in the final plat.
 - a. Since the landscaping does not appear to be significant or highly bermed in the approved site development plan, these personal warehouse condominiums are not likely to enhance the natural character of the corridor or to provide a quality development that is enjoyable to pass through, with attractive buildings, landscaping, and screened parking (see Chapter V of the Tri-Lakes Area Comprehensive Plan). This is especially true since the landscaping was reduced from that normally required for such a lot. In addition, we did not find anything in the application, or previous ones, about the color of the buildings which would allow a Planning Commission or BoCC reviewer to conclude whether the application is in conformance with the goals, objectives, and policies of the Master Plan (in accordance with Section 7.2.1. of the Land Development Code). Having driven by the buildings, their current bright colors do not appear to blend in very well with their environs.
3. It appears that no sidewalks were required to be constructed by the applicant along Monument Hill Road or Deer Creek Road. This seems to be an unwise safety decision for El Paso County given the

nearby location of Palmer Ridge High School, the presence of many students walking along the roads' shoulders, and (on Monument Hill Road) the relatively high rate of speed (45 mph) of the numerous drivers of youthful age and experience.

4. The Traffic Impact Study for the Monument Hill Business Park was conducted in April 2017 but only predicts traffic impacts until 2023. Is this sufficient? In addition, its trip generation relies on an incorrect current categorization of the lot's use (30% general office use and 70% warehousing). We recommend that you look closely at all parts of the report to ensure that traffic impacts associated with the development will be "considered minor and can be accommodated by the existing roadway system" as is stated in the study.
5. We note that the zoning for this site (Commercial Community) is a zoning district intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods. According to the Personal Warehouse website (<https://personalwarehouse.com/projects/monument-co/>), the purpose of these buildings is reportedly for people to work/play/store items in these approximately 900 sq ft spaces.
 - a. Are these advertised uses compatible with the special use permitted by the March 2018 letter from El Paso County?
 - b. According to the Codes, Covenants, Condo Declarations, and Common Space Restrictions, Section 7.1, Use of the Condominium Units: "The Condominium Units within the Condominium Project are restricted to nonresidential use ... The Condominium Project shall serve only as a warehouse and distribution facility."
 - i. Is there a conflict between the website advertisement, the CCDRs, and the uses specially permitted under the Land Development Code? Now is the time to address potential Land Development Code enforcement conflicts before they arise.
6. It appears that El Paso County has allowed many of the lots in this area to become the storage and warehouse center for southern Woodmoor and along the I-25 visual corridor. If this remains, let's at least ensure that the resulting buildings and their local impacts are a positive effect upon the beauty and livability of the Tri-Lakes area. NEPCO requests that our organization be informed of subsequent actions related to this development and be a participant in the review and coordination process. Thank you.

//SIGNED//

Paul Pirog
Vice Chairman
NEPCO Land Use & Transportation Committee

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Greg Lynd
President, NEPCO