

Raimere Fitzpatrick

To: Darcy Dittenber
Subject: RE: Beach at Woodmoor

From: Daniel Geary [<mailto:radostdg@gmail.com>]
Sent: Saturday, March 3, 2018 11:46 AM
To: PLNWEB
Subject: Beach at Woodmoor

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I'm writing to let you know my objections to the planned development called "Beach at Woodmoor", a short distance from my home for 25 years.

I moved to Woodmoor in 1993 to enjoy open space, wilderness and privacy – all challenged by this development. Instead of the beautiful mountains I enjoy while driving past the school on Lake Woodmoor Dr, I'll now have ugly developments on BOTH sides of the road. I already pay an outrageous +\$100 per month on average for water, and the increased demand on our limited resources will only make this worse.

Please register my NO vote, and consider more than short-term profits in the pockets of developers, when deciding on the quality of life for those of us who've been here for decades and will retire here.

*Daniel Geary
18530 Knollwood Blvd
Monument 80132*

Raimere Fitzpatrick

From: PLNWEB
Sent: Thursday, June 29, 2017 8:11 AM
To: Raimere Fitzpatrick
Subject: FW: The Beach at Woodmoor Proposed Development
Attachments: Beach-Woodmoor-DP-Set_05-26-17 (1).pdf; Neighborhood meeting 06.20.17 (1).pptx
Importance: High

From: Scott Douglas [<mailto:jscottdouglasemail@gmail.com>]
Sent: Wednesday, June 28, 2017 4:06 PM
To: PLNWEB
Cc: Jill Douglas
Subject: The Beach at Woodmoor Proposed Development

Hello Ramiere,

I am a resident in Woodmoor and live at 18675 Lower Lake Rd. I was recently made aware of the proposed development at the corner of our street and Lake Woodmoor Dr. ("The Beach at Woodmoor). The proposal is attached for reference.

While I support the right for landowners to develop their properties, I do object to the density of the development as it is currently planned. Woodmoor is an established, custom home community of large lots without sidewalks or street lights. We built in this neighborhood back in 2010 precisely for these characteristics. To have a high density development built right at the head of our 20 mph street seems incongruous with the overall makeup of the community.

We have been told that this particular parcel, due to some legal battle back in the 70's, lies outside the jurisdiction of the Woodmoor Improvement Association. So that's why I'm writing you to request that this development be re-designed to reduce the density by at least 25% or rejected entirely on the grounds that it is out of sync with the surroundings.

Thanks in advance for your consideration, and I would appreciate any update you can provide on the process.
Sincerely,
Scott Douglas

Raimere Fitzpatrick

From: PLNWEB
Sent: Wednesday, June 28, 2017 7:38 AM
To: Raimere Fitzpatrick
Subject: FW: Beach at Woodmoor

Importance: High

From: micagu2@comcast.net [mailto:micagu2@comcast.net]
Sent: Tuesday, June 27, 2017 5:13 PM
To: PLNWEB
Subject: Beach at Woodmoor

Hello,

As a resident on Lower Lake Road, I am quite concerned about the Beach at Woodmoor. When we purchased our home 3 years ago we valued the existing neighborhood. There are family lots. I am quite concerned about the density and quality of these homes. Traffic at Woodmoor and Lake Woodmoor Drive is a nightmare during the winter months with the icy conditions. There are a lot of school buses that use that intersection and major improvements need to be done to handle existing traffic. Any consideration of a traffic circle?

Anyway, I would like to have the Beach at Woodmoor reconsidered with homes similar to what is currently on Lower Lake Road.

Thanks for your consideration.

Michelle
719-332-3838

Raimere Fitzpatrick

From: PLNWEB
Sent: Wednesday, June 28, 2017 7:37 AM
To: Raimere Fitzpatrick
Subject: FW: planned development in Woodmoor

Importance: High

From: Gail Cannady [<mailto:gailcannady01@outlook.com>]
Sent: Tuesday, June 27, 2017 6:08 PM
To: PLNWEB
Subject: planned development in Woodmoor

I urge you not to build the development that is planned on Lake Woodmoor Drive
It is already a dangerous situation when you try to turn onto Woodmoor drive. There is already too much traffic without a traffic light.

Gail & Sid Cannady
Brookmoor Estates

Sent from [Mail](#) for Windows 10

Raimere Fitzpatrick

From: PLNWEB
Sent: Wednesday, June 28, 2017 7:37 AM
To: Raimere Fitzpatrick
Subject: FW: The Beach @ Woodmoor

Importance: High

From: cathyke7 [<mailto:cathyke7@aol.com>]
Sent: Tuesday, June 27, 2017 7:51 PM
To: PLNWEB
Subject: The Beach @ Woodmoor

NO, NO, NO. This will NOT fit in with the neighborgood. We can rarely get pot holes filled on Lower Lake from all the construction traffic the last 3 yrs! And what about the problem it has been for yrs turning left @ Woodmood Dr. & Lake Woodmood Dr.? You do not care because you do not live here! I can't tell you how many times we had our phone lines cut due to all the houses built on Lower Lake Dr. Traffic!!! Streets too small. NO, NO, NO. Cathy Ezell. 1430 Regatta Lane. Monument CO 80132

Sent from my Verizon, Samsung Galaxy smartphone

Raimere Fitzpatrick

From: PLNWEB
Sent: Wednesday, June 28, 2017 7:36 AM
To: Raimere Fitzpatrick
Subject: FW: Attn: Raimere Fitzpatrick the beach at Woodmoor

Importance: High

-----Original Message-----

From: noah wendland [<mailto:wendlandn@gmail.com>]
Sent: Tuesday, June 27, 2017 5:56 PM
To: PLNWEB
Subject: Attn: Raimere Fitzpatrick the beach at Woodmoor

Hello,

My name is Noah Wendland and my wife, Jen and I live at 18651 Lower Lake Rd. We purchased the house and property back in August of 2016. We are on active duty military orders and are stationed here until August of 2020. The main factor of our purchase was the intent to enjoy the property and then resell. This proposal not only hurts our property value but adds on other factors we didn't intend to experience with our purchase. Such as increased traffic near the elementary school, densely populated single and 2 story homes that are not the large lot custom homes that are seen throughout the community.

It is my opinion that the development is incongruent with the standards of Woodmoor, a covenant-protected community with custom homes and large lot sizes, the reason that we all have chosen to live here. The large lot sizes and custom homes are the main attraction for many people who live here. Including all of my neighbors. I strongly discourage this proposal.

If you have any questions,
My cell number is 406-794-4194. I plan to continue to get the word out and attend any additional meetings.

Regards,
Noah & Jennifer Wendland

Sent from my iPhone

Raimere Fitzpatrick

From: PLNWEB
Sent: Tuesday, June 27, 2017 3:26 PM
To: Raimere Fitzpatrick
Subject: FW: Building

Importance: High

From: joe galvin [<mailto:joe.galvin12@gmail.com>]
Sent: Tuesday, June 27, 2017 1:07 PM
To: PLNWEB
Cc: Per Suhr
Subject: Building

Is this really being considered? This is CRAZY!

Why would we want more building around here? Traffic is already out of control, water is at a premium as well.

I haven't been told of any meetings regarding this.

Going on record that I do not agree at all with this.

Joe

Quote:

[Regarding the meeting about the proposed planned development that will be built on the corner of Lake Woodmoor Drive and Lower Lake Drive:] The development is called The Beach at Woodmoor, and will be a planned community with 35 single-family, one and two-story homes that will be densely built on that corner on both sides of Lake Woodmoor. It will add two roads as well as much traffic congestion near Lewis Palmer Elementary and the library. I wanted to give you the information to write or call if you object to this building development.

To email, call, or write:

plnweb@elpasoco.com

Attn: Raimere Fitzpatrick Re: The Beach at Woodmoor

719-520-6300

Raimere Fitzpatrick, PM/Planner II

El Paso County Development Services Dept.

2820 International Circle

Suite 110

Colorado Springs, CO 80910

Raimere Fitzpatrick

From: PLNWEB
Sent: Tuesday, June 27, 2017 2:55 PM
To: Raimere Fitzpatrick
Subject: FW: Comments regarding "The Beach" development in Woodmoor

Importance: High

From: Lynette Caulkins [<mailto:lynette.caulkins@gmail.com>]
Sent: Tuesday, June 27, 2017 1:31 PM
To: PLNWEB
Subject: Comments regarding "The Beach" development in Woodmoor

Dear Mr. Fitzpatrick and El Paso County Development Services Dept.

I am writing about the proposed planned development that will be built on the corner of Lake Woodmoor Drive and Lower Lake Drive.

I am a resident of Woodmoor on a residential street just north of highway 105. I ask for the rejection of the 35-home development plan that is proposed and the allowance of a more reasonable development of the land.

Beyond the also-important concern of the larger-lot aesthetics of most of Woodmoor, two factors demand attention in this decision: already-existing difficulties with traffic and water.

First, it seems a traffic study was done by the investors which indicated that the impact would be insignificant. I respectfully say that this study is difficult to believe unless its area of concern was disingenuously narrowed too much. Adding more homes in that area will exacerbate current challenging conditions. As a person who lives here, I can state that the traffic load on Woodmoor Drive on the north side of 105 is often horrendous, making it very difficult to turn left out of Lake Woodmoor Drive coming from the library or from the bank right there - and this is on good weather days. Add in snow, and it is downright scary. Ice makes it nearly impossible to make this turn safely. There are insufficient alternate routes available out of the general neighborhood to give drivers another reasonable choice. The thought of even more traffic being loaded into this turn is very disturbing.

Second, and even more serious, is the water situation in our area. We already have an overload on the system and have to ration watering every year regardless of the precipitation level. Home owners notice progressively decreasing pressure rendering sprinkler systems malfunctional. Additionally, we've seen several conversations between highly frustrated area residents regarding more serious problems with water in several neighborhoods over the past three or four years, particularly following the dense residential developments that have already occurred on the south side of 105.

Please reconsider the proposed development at "The Beach at Woodmoor" property. Require a less dense plan that will create a lower impact to existing problems than would be added by the proposal as it stands.

Sincerely,

Lynette Caulkins
Woodmoor resident

Raimere Fitzpatrick

From: PLNWEB
Sent: Tuesday, June 27, 2017 7:50 AM
To: Raimere Fitzpatrick
Subject: FW: Attn: Raimere Fitzpatrick Re: The Beach at Woodmoor

Importance: High

From: sydney schwarz [<mailto:sydneyschwarz@yahoo.com>]
Sent: Monday, June 26, 2017 4:19 PM
To: PLNWEB
Subject: Attn: Raimere Fitzpatrick Re: The Beach at Woodmoor

Mr. Raimere Fitzpatrick,

I am writing concerning the proposed planned development in my neighborhood called The Beach at Woodmoor. I have multiple concerns and objections to this proposed development. As a resident of Woodmoor, I have chosen to live in a covenant-protected community. Woodmoor is full of custom built homes that sit on large lots. We moved here precisely because it is off of the beaten path and not over built. To allow a planned development of densely built houses to be built along Lake Woodmoor is largely incongruent with the rest of Woodmoor. **I live adjacent to the planned development, and my lot is considerably larger than the proposed lot size of The Beach.** The increased traffic and congestion on Lake Woodmoor Drive presents a problem as that street already backs up during high traffic times. In addition, I believe it presents a risk to the children and pedestrians who frequent the county road and attend Lewis Palmer Elementary School. While I am aware that that NES has a right to build on their property, I believe the residents of Woodmoor have just as much a right to ask that the development remain true to the aesthetics of Woodmoor, as The Beach proposal is atypical to the standards of Woodmoor. Please consider my objections as well as the objections of many of my neighbors who I have spoken to.

Respectfully,
Sydney Schwarz
1385 Masthead Way
719-237-8943

Raimere Fitzpatrick

From: PLNWEB
Sent: Tuesday, June 27, 2017 11:26 AM
To: Raimere Fitzpatrick
Subject: FW: Attn: Raimere Fitzpatrick Re: The Beach at Woodmoor

Importance: High

From: Schwarz, Daniel [<mailto:schwarz@infinity.aero>]
Sent: Tuesday, June 27, 2017 10:27 AM
To: PLNWEB
Subject: Attn: Raimere Fitzpatrick Re: The Beach at Woodmoor

Mr. Raimere Fitzpatrick,

I am writing concerning the proposed planned development in my neighborhood called The Beach at Woodmoor. I have multiple concerns and objections to this proposed development. As a resident of Woodmoor, I have chosen to live in a covenant-protected community. Woodmoor is full of custom built homes that sit on large lots. We moved here precisely because it is off of the beaten path and not over built. I live adjacent to the planned development, and my lot is considerably larger than the proposed lot size of The Beach. To allow a planned development of densely built houses to be built along Lake Woodmoor is largely incongruent with the rest of Woodmoor. The increased traffic and congestion on Lake Woodmoor Drive presents a problem as that street already backs up during high traffic times. In addition, I am particularly concerned about the risk to my children and the rest of the Woodmoor community pedestrians who frequently walk along the county road and other children who walk to and attend Lewis Palmer Elementary School. While I am aware the NES has a right to build on their property, I believe the residents of Woodmoor have just as much a right to ask the new development remain true to the aesthetics of Woodmoor, as The Beach proposal is atypical to the standards of Woodmoor. Please consider my objections as well as the objections of many of my neighbors whom I have spoken to.

Respectfully,
Daniel Schwarz
1385 Masthead Way

Raimere Fitzpatrick

From: PLNWEB
Sent: Tuesday, June 27, 2017 11:25 AM
To: Raimere Fitzpatrick
Subject: FW: Attn: Raimere Fitzpatrick Re: The Beach at Woodmoor

Importance: High

From: Annette Hagopian [<mailto:annettehagopian@comcast.net>]
Sent: Tuesday, June 27, 2017 10:22 AM
To: PLNWEB
Subject: Attn: Raimere Fitzpatrick Re: The Beach at Woodmoor

I saw the below notice on FB, I'm not sure how you disseminated the information to Woodmoor residents, but I am responding because I do object to the density of the proposed building, and the increase in traffic and how it will affect nLake Woodmoor Drive. I live on Lower Lake Road, so I will be directly impacted.

My question is this, can this proposal be modified to have fewer homes built on these two sites?

Thanks for reaching out to the residents

Annette Hagopian

Notice on Facebook:

Dear Woodmoor Neighbors,

I am writing because last week I attended the meeting about the proposed planned development that will be built on the corner of Lake Woodmoor Drive and Lower Lake Drive. The development is called The Beach at Woodmoor, and will be a planned community with 35 single-family, one and two-story homes that will be densely built on that corner on both sides of Lake Woodmoor. It will add two roads as well as much traffic congestion near Lewis Palmer Elementary and the library. I wanted to give you the information to write or call if you object to this building development. It is my opinion that the development is incongruent with the standards of Woodmoor, a covenant-protected community with custom homes and large lot sizes, the reason that we all have chosen to live here.

To email, call, or write:

plnweb@elpasoco.com

Attn: Raimere Fitzpatrick Re: The Beach at Woodmoor

719-520-6300

Raimere Fitzpatrick, PM/Planner II
El Paso County Development Services Dept.
2820 International Circle
Suite 110
Colorado Springs, CO 80910

Raimere Fitzpatrick

From: PLNWEB
Sent: Tuesday, June 27, 2017 9:19 AM
To: Raimere Fitzpatrick
Subject: FW: The Beach at Woodmoor

Importance: High

-----Original Message-----

From: Heather Buchman [<mailto:habuchman@mac.com>]
Sent: Tuesday, June 27, 2017 8:53 AM
To: PLNWEB
Subject: The Beach at Woodmoor

Ms. Fitzpatrick:

We are residents of Woodmoor in Northern El Paso Count, and strongly object to the proposed development on Lake Woodmoor Drive and Lower Lake Drive. Our home is just north of that area, backing to Lake Woodmoor Drive.

When we purchased our home it was with the understanding that Woodmoor was a covenant-protected community with custom homes and large lot size. The proposed development is completely incongruent with those covenants. Personally, I can't understand how the proposal got as far as it has. Traffic on Lake Woodmoor Drive is already difficult at best, particularly during the school year. It is a completely inappropriate location for the addition of high density housing.

Please make note of our strong objection.

Heather Buchman
Roy Buchman
Charlotte Buchman

1255 Spinnaker Trail
Monument, CO 80132

Raimere Fitzpatrick

From: PLNWEB
Sent: Tuesday, June 27, 2017 9:17 AM
To: Raimere Fitzpatrick
Subject: FW: Attn: Raimere Fitzpatrick Re: The Beach at Woodmoor

Importance: High

From: Kare Halenkamp [<mailto:karmike90@yahoo.com>]
Sent: Tuesday, June 27, 2017 8:52 AM
To: PLNWEB
Subject: Attn: Raimere Fitzpatrick Re: The Beach at Woodmoor

Hello,

I was just informed about the planning in the area of Woodmore Lake. I live in Jackson Creek and I am very concerned for our schools, water supply, roads (infrastructure and upkeep) and our traffic conditions. We moved cross country ten years ago to have our children enter school in the best district in the state. The school district was small but very efficient. Officials from the district took the time to get to know our children and our family personally. I feel that a new community added to Woodmore will over stretch our schools. Prairie winds, Bear creek, and other elementary schools are at capacity.

The traffic conditions on Jackson creek parkway between Walmart and Higby Road are deteriorating because the roads are not equipped to handle the increased traffic, yet we keep building. Our roads are crumbling, yet we just "patch" them over and over again.

I really feel that we need to manage what we have before we add to the area. I screen shotted an excerpt from Facebook of the reactions to this community being built by Woodmore Lake.



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Emily Davis Thanks to pack so many hou Like · Reply · 1



Jennifer Acree Just attend?! This area's planning Like · Reply · 2



Christine Clark It's r come from or what a DON'T CARE--it's AL nowadays, it seems. Like · Reply · 2



Lynette Rencher Ca Like · Reply · 1



Lynette Rencher Ca Woodmoor site? (it's discussion where foll Like · Reply · 2



Dan N Syd Sch it there? Like · Reply



Lynette Rench you? Do you wa questions for yc Like · Reply



Dan N Syd Sch fine. I'm not sur I like · Reply

Many of us feel that it is blind greed fueling these projects. The money is more important than the quality of life for the county inhabitants.

Thank you,
Karen Halenkamp

Raimere Fitzpatrick

From: PLNWEB
Sent: Tuesday, June 27, 2017 7:49 AM
To: Raimere Fitzpatrick
Subject: FW: Attn: Raimie Fitzpatrick, RE: The Beach at Woodmoor

Importance: High

-----Original Message-----

From: Gmail [<mailto:emilydavis36@gmail.com>]
Sent: Monday, June 26, 2017 10:27 PM
To: PLNWEB
Subject: Attn: Raimie Fitzpatrick, RE: The Beach at Woodmoor

Hello,

We own property adjacent to the proposed neighborhood, The Beach at Woodmoor. We attended the community meeting with the developers last week. Like many others, we are very disappointed to hear about the number of proposed homes. Woodmoor is such a unique and spacious neighborhood. As neighbors, we would really like to see this land developed similarly to the homes immediately surrounding it.

We also had several concerns with the plan that was presented.

1. The "hammerhead" street design for the southern homes will not provide safety to children in those homes in regard to large vehicles unable to turn around: snow plows, UPS/FedEx, moving trucks, etc.
2. Safety of children from the Northern neighborhood crossing Lake Woodmoor Drive to attend the elementary school.
3. The blind curve on Lower Lake Rd where the new intersection is proposed.
4. Somewhat distant from this proposal, we have already heard that the Brookmoor neighborhood will use the "increased traffic" on Lake Woodmoor Drive to renew their fight to open the EMS gate connecting their neighborhood to South Park Drive, which is strongly opposed. I'm just throwing this out to keep it on your radar. I realize it has no weight regarding the new development.

Thank you for considering these concerns and working to keep our neighborhood wonderful!

Jacob and Emily Davis