

Kylie Bagley

From: Meggan Herington
Sent: Wednesday, June 5, 2024 10:08 AM
To: Jennifer Wagner
Cc: Kylie Bagley
Subject: RE: Monument Ridge Traffic

Thank you for the comments, Jennifer. We will be working with the applicant to expand the traffic study and gather additional details. We will be sure to post all the info online and include your concerns to the decision makers. Stay tuned.
Meggan



Meggan Herington, AICP
Executive Director
El Paso County Planning and Community Development
719-520-7941
<https://planningdevelopment.elpasoco.com>

From: Jennifer Wagner <jennifercwagner@gmail.com>
Sent: Wednesday, June 5, 2024 9:30 AM
To: Meggan Herington <MegganHerington@elpasoco.com>
Subject: Fwd: Monument Ridge Traffic

You don't often get email from jennifercwagner@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

----- Forwarded message -----

From: Jennifer Wagner <jennifercwagner@gmail.com>
Date: Wed, Jun 5, 2024 at 9:29 AM
Subject: Monument Ridge Traffic
To: <megganherinton@elpasoco.com>

Hi Meggan,

Thanks for coming to our meeting at the Woodmoor Barn last night.

I wanted to let you know that I think the traffic study they did is marginal at best. Not to diss on the guy doing the study, but here's the thing - they stopped right at Palmer Ridge High School.

If you look at a map of the Town of Monument, you'll see that most traffic toward Palmer Ridge High School happens along Woodmoor Drive and Highway 105. I was a substitute teacher last spring, and I can tell you that I often had to wait for 3 lights or more at the Woodmoor/105 intersection because of the traffic.

Monument Hill Road has single lanes north and south bound. It backs up to the I-25 Weigh Station on the West and then on the east side at this point, there is commercial property that has a retaining wall and berm. This is also right over a drainage area. I do not see how this road can be widened easily. The traffic engineer seemed surprised when I asked about this. The study should have shown traffic flow of the students attending this school, as this is the source of most of the traffic in the area.

I realize that people need places to live and that property owners have rights. But Classic Homes has been building over 100 homes in my backyard for over a year now, and they are sitting there, for sale. I have inches of dirt in my windowsills from the construction dirt because they don't spray. Every day from 6:30am - 6pm is filled with beeping and pounding noises. I am ready for this to be done. But they aren't, and the homes aren't exactly selling, either. I do not think that the new development at Monument Ridge is even needed at this point. The developer mentioned that he couldn't find any buildings for multiple housing in Monument. BULL. There are TONS of them popping up all along Jackson Creek. How could he miss that from the freeway when they are RIGHT THERE where the cow pasture used to be?!? He must be blind. There are MANY multi-family areas around Monument. Raspberry Lane right on Monument Lake, the Woodmoor Townhomes right next to the Barn, Deer Creek Townhomes, there are two large senior care facilities, the apartments on Leather Chaps, the apartments and town homes directly east of Lewis-Palmer High, and the newly built apartment just off Jackson Creek. This guy does NOT know the area AT ALL.

Overall, I think these developers have approached this as just another little community. It isn't. Monument Hill is notorious for its level of snow. It's also known for its fierce protection of wildlife and peaceful serenity. I grew up here; please let me know if I can help inform you during this application process. I am happy to help.

Thank you for helping our county!

Jennifer Wagner
(303) 777-9700
jennifercwagner@gmail.com