

Col Charles W. Brown, USAF (Ret), Med Svc Corps  
Margaret P. Brown  
Brookmoor Estate Residents  
1370 Symphony Hts.  
Monument, CO 80132

July 17, 2020

Board of El Paso County Commissioners  
Centennial Hall  
200 South Cascade Avenue, Suite 100  
Colorado Springs, CO 80903

Subject: Brookmoor PUD Amendment, Project No. 18-007, Rev: 7-20-18 11-15-19

Dear El Paso County Board Members,

We are writing to seek your assistance in what we believe should be a very simple matter, but it has turned out to be a very complex and, we fear, politicized process.

Our original plat for Filing Three of Brookmoor Estates in Monument, provided to new Brookmoor Estates homeowners, was developed in 2005, approved by the county, and provided for the use of the community's back gate that exits onto South Park Drive. But it was later determined to be inconsistent with the community's original PUD plan, which only provided for EMS use. The Brookmoor HOA has been seeking to amend our PUD for some time such that it complies with our original Filing-Three Plat. This action is in conformance with Resolution No 14-301, which states that, "the emergency gate may only be used for emergency access, unless the HOA amends the PUD plan through the County's public and use process." We have been trying to do this for over two years, and the issue is as yet unresolved. During the summer of 2017 another development surfaced.

Lake Woodmoor Dr, where our main entrance is located, is already a busy street. Traffic in the morning and afternoon can be backed up for 5-10 minutes trying to access Woodmoor Dr. Lake Woodmoor Dr is soon to have 35 more homes on 12.5 acres (The Beach at Woodmoor) along the edges of Lake Woodmoor Dr. (See Attached, Pages 3-4) This is adding two more entry streets on to Lake Woodmoor Dr from the subdivision and the potential of adding up to 70 more cars into traffic. Most traffic traveling West on Lake Woodmoor Dr wants to get on I-25, Woodmoor Dr or Hwy 105. The Woodmoor Dr Intersection has no light controls. While we and our neighbors from adjacent Woodmoor attended initial meetings about Beach at Woodmoor and voiced our concerns, we received no answers but "the County has approved Beachwood" and the subdivision marched on. We have been trying for several years to gain access to our back gate facing East on to South Park Dr which has become even more problematic due to the ever increasing traffic along Lake Woodmoor and it's only going to get worse.

The relevant factors basically involve traffic safety and road capacity, although the residents on South Park Drive have raised many other issues in letters and notes to the BOCC. Members of our HOA Board have tried to meet with South Park residents to discuss these concerns and solutions for that part of South Park but they declined all efforts. Their letters and comments contain a host of errors, based on misinformation and misunderstandings. It has been stated, for example, that South Park Drive has no curbs or sidewalks, and that the road is narrow. But it should be noted that in this regard South Park Drive is like all the other residential roads throughout Woodmoor, Wakonda Hills, and other communities in the northern part of El Paso County. It has also been stated that its homeowners desire to keep South

Park Drive a dead end. But based on the original plat of the community that includes South Park Drive it is clear that the intent was to eventually complete the west end of South Park and make it a through road. Had that occurred, the traffic on the existing portion of South Park would have obviously been increased.

For background, Brookmoor Estates is a private gated community of 59 single-family homes, with approximately ninety percent of the residents being retired. Several of the homes have only one resident. Residents include current or retired business and academic professionals and retired senior military officers, and almost no children. The proposed plan would only allow our residents to use an electric gate to access South Park Drive, so traffic volume through the gate would be low. As the community is gated, there is no "public" traffic that would enter into or out of Brookmoor Estates using South Park Drive. Visitors would access our main gate. South Park Dr is a public road, as is Lake Woodmoor Dr, supported, in part, by our taxes. Streets within our gated community are not supported by the County but entirely by Brookmoor Estate residents and not a burden to the County. We have now been told that the County wants us to help pay for improvements of South Park!

To further address traffic safety and road capacity, in 2019 the Brookmoor HOA retained LSA Transportation Consultants, a team of licensed traffic engineers, to conduct a comprehensive traffic study regarding the proposed PUD amendment. The study included collecting a significant amount of actual traffic data. A key result was that the proposed change to allow limited use of the east gate for residents only would add up to 31 vehicles per day to South Park Dr, resulting in an expected total traffic volume of about 125 vehicles per day compared to the current 95 vehicle per day measured at the Knollwood intersection. As stated in the LSA study, this figure is well below the maximum allowed under the traffic-engineering criteria for not only El Paso County, but also Teller, Douglas, and Summit Counties. Based on this and other findings, LSA concluded that, "Existing South Park Drive will be able to accommodate the additional trips added by the Brookmoor residential subdivision ...." LSA also concluded that, "... the anticipated total traffic volume with additional use [from] Brookmoor residents will remain within a range that can be handled by [South Park Drive]." So it is difficult for us to understand why the County is reluctant to approve our request given these and the above findings.

We therefore, would ask that the BOCC approve our request quickly, so we can get this issue behind us. We understand that the homeowners on South Park Drive would like to have a private road, but that is not the reality. It is a public road.

Thank you for your time.  
Respectfully,



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CC: Craig Dossey and Kari Parsons  
Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

ATCH: The Beach at Woodmoor, Pgs. 3-4

May 26, 2017

Dear Adjacent Property Owner:

This letter is being sent to you because Lake Woodmoor Holdings LLC is proposing a land use project in El Paso County at the referenced location below. This information is being provided to you prior to submittal with El Paso County. Please direct any questions on the proposal to the referenced contact(s). Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing ne opinion in writing or in person at the public hearing for this proposal.

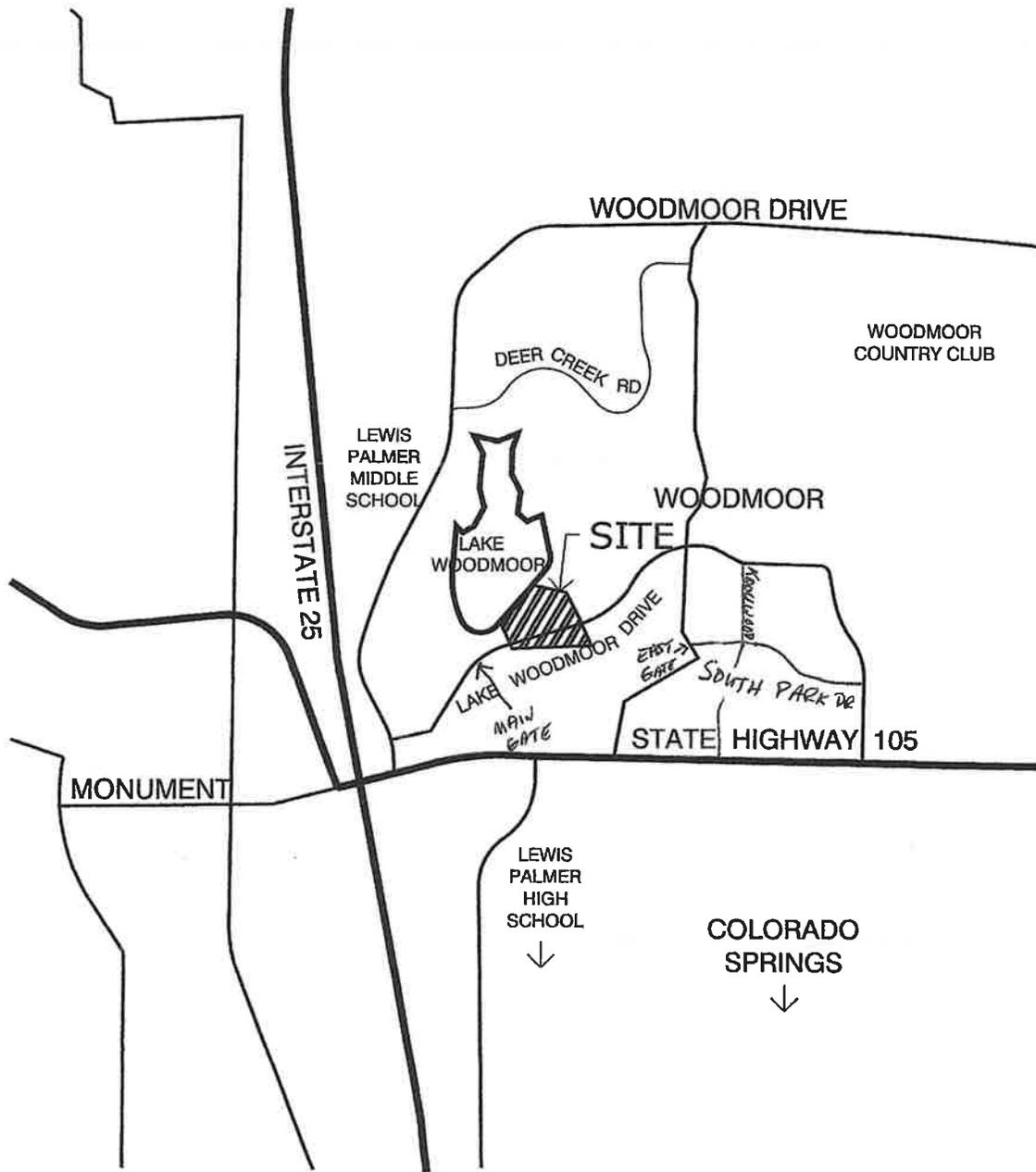
For questions specific to the project, please contact:

Andrea Barlow  
N.E.S. Inc.  
619 North Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
719-471-0073

**Request/Justification:** The request to the County is for the following:

1. Preliminary/PUD Development for The Beach at Woodmoor comprising 35 single-family lots on 12.31 acres.
2. A Final Plat for The Beach at Woodmoor for 35 single-family lots.

<b>Location</b>	North and south of Lake Woodmoor Drive, west of Lower Lake Road, Monument
<b>Existing Zoning</b>	R-4 and RR-5
<b>Proposed Zoning</b>	PUD
<b>Existing/Proposed Facilities, Structures, Roads, etc.</b>	35 single-family lots.
<b>Vicinity Map</b>	Attached



The Beach at Woodmoor  
Vicinity Map

**Charles W. Brown III**

1370 Symphony Heights • Monument, CO 80132

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FOREVER / USA

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