

Clifford W. Pedersen
Brookmoor Estates Resident
1515 Symphony Heights
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,

I am writing to you to express my concern for the delay and lack of action by the county on the above document.

Our original plat for filing three of Brookmoor Estates in Monument, provided to new Brookmoor 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. 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, the HOA amended the PUD over two years ago and the county has done nothing with it.

The relevant factors would seem to 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. But these letters 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 community of 59 single-family homes, with approximately ninety percent of the residents being retired. Furthermore, 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 traverse Brookmoor Estates to South Park Drive. Finally, our residents are careful and courteous drivers.

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 31 vehicles per day to South Park Drive, resulting in an expected total traffic volume of 120-125 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 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,



Clifford W. Pedersen
Colonel USAF (Ret)

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