

Douglas Burnside
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August 7, 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. 18007, Rev. 7-20-18 11-15-19

To: The El Paso County Commissioners,

As a resident of Brookmoor Estates, I am requesting your attention to a community issue that would seem to be a simple request but has evolved into a long drawn out affair that keeps expanding. The matter at hand is allowing residents of Brookmoor Estates the use of our rear gate for a secondary ingress and egress to our gated community. The rear gate opening would provide access to South Park Drive.

The original PUD for the phase 3 filing approved by the county provided for the opening of this gate. Subsequently this ruling was reversed and revised to state that this rear gate was for EMS use only. See Resolution No.14-301. This Resolution stated that the "HOA may amend their PUD plan to allow for all traffic not just EMS use if applied for, through the County's public and use process." We have amended our PUD to include several items that The County Engineer's wanted included so that the PUD reflected the "As Constructed" conditions in our subdivision. We retained consulting Engineers to make all the requested changes. Upon completion and reviewing these with the County we were informed that in order for County engineers to support our amended PUD request we would be required to include a professional traffic study that would indicate all traffic requirements were well within the range of the county requirements. We retained the professional Engineering firm LSA Transportation Consultants to perform this study.

The findings of the LSA study indicated a traffic flow from Brookmoor Estates would add an estimated 25-30 additional trips on South Park Drive daily, a number well within the County requirements. **LSA concluded that this minimal increase could be accommodated by the existing South Park Drive Road.**

It is important to note the following:

Ingress and Egress from Brookmoor Estates thru this gate requires the use of a remote digital controller.

There would be no public traffic, ie; thru traffic, traversing the existing South Park Drive.

There is zero impact on the community security from that at present.

There is little to no impact on school children walking to and from their elementary school. South Park Drive is a public thoroughfare at present not a private road. We pay our share of Taxes for the upkeep and maintenance of South Park Drive.

The roads within Brookmoor Estates are private with the costs of all upkeep and maintenance Shared by our HOA not the public.

The residents of Brookmoor Estates would agree to allow for emergency use of our roads by residents of South Park Drive should some hazard prevent these residents from ingress or egress to their properties.

Upon reviewing the results of the traffic study and recommendations from LSA consultants with the County engineers we were informed that the County Engineer would "NOW" only support our PUD application if we would agree to paying improvement costs to include the new construction of curbs, gutters and roadway widening on the existing South Park Drive. In other words the recommendations of the LSA consultants were being rejected out of hand. This seems to be very arbitrary and capricious on the part of the County Engineer.

We have endeavored to comply with every request of the County for our PUD application and each time we complete what was requested and return to the county a new condition gets added.

To me this can only be seen as obstructionism on the part of the County Engineer and makes me wonder if there is a political motive to these continual additions and conditions that are being imposed on the residents of Brookmoor estates.

The existing conditions of South Park Drive are identical to almost every other street in Woodmoor community.

Why should our request to add approximately 25-30 additional trips per day necessitate requiring such harsh additional conditions when this added traffic is well within the requirements of the traffic code.

We sincerely request that the commissioners will agree with our petition to approve the revised PUD without further conditions or delay.

Your cooperation will be gratefully appreciated.

Respectfully,



Douglas Burnside CE, SE, RE (retired)

✓ Cc: Craig Dossey and Kari Parsons
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