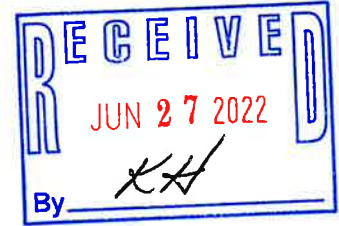




Woodmoor

IMPROVEMENT ASSOCIATION
1691 Woodmoor Drive
Monument, Colorado 80132
(719) 488-2693 • Fax (719) 481-8461
E-mail: wia@woodmoor.org



June 22, 2022

El Paso County Planning Commission
Attn: Ms. Kari Parsons
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Dear Ms. Parsons:

The Woodmoor Improvement Association, acting by and through its Board of Directors, hereby wishes to submit a statement in continued opposition to a request by Brookmoor Estates to amend a portion of their PUD that would affect WIA residents living on or near South Park Drive. This proposed amendment is titled EA Number EA-17-092, File Number PUB185, Project Name Brookmoor PUD Amendment. It is not completely clear to WIA as to whether this is a continuation of a previous action or a renewed proposed amendment. In any event, referencing my letter of 2018, WIA opposes the proposed change.

As I noted in my 2018 letter in opposition, Woodmoor Improvement Association is a Homeowners Association comprised of more than 3100 homes (we've grown a bit) in the Woodmoor area. Our area of responsibility borders Brookmoor Estates in the affected area. In opposing a change in the use of the emergency only gate that connects Symphony Drive with South Park Drive, WIA notes that the original development PUD specifically states that this gate would be used for emergency purposes only. Additionally, WIA notes that pursuant to a settlement agreement documented by Board of County Commissioners Resolution 14-301, dated 20 August 2014, Brookmoor Estates specifically agreed that this gate would remain for emergency access only. In WIA's opinion, the fact that El Paso County agreed to assume responsibility for the traffic circle that connects Symphony Drive with South Park Drive, does not change either the reason for this settlement agreement or the protection it provides for WIA residents.

WIA has read all of the letters by Brookmoor residents in support of their request to use the back gate of Brookmoor to connect to South Park Drive and thence to Knollwood Boulevard. WIA remains convinced that increased traffic from Brookmoor Estates along South Park Drive (and the lower part of Knollwood Boulevard) would have an adverse effect on the safety of residents (particularly school children) and the ability of WIA residents to exercise the quiet enjoyment of their property. WIA disagrees with Brookmoor's estimate of the number of vehicles that will use this back gate. Our concern is even more so given the traffic from Monument Charter Academy and the pending traffic circle that will be installed on Knollwood near Colorado Highway 105. WIA continues to believe that denying Brookmoor's request to amend their PUD would not have any adverse effect since Brookmoor was constructed with primary access off of Lake Woodmoor Drive. WIA notes that we continue to support safety of school age children by financially supporting District 38's Safe Routes to Schools program, which has recently been bid and is scheduled to be installed later this year.

Additionally, it should be noted that WIA, through its officers in Woodmoor Public Safety provides traffic control for Lewis Palmer Elementary (just up the road from the main Brookmoor gate), Lewis Palmer Middle School and Palmer Ridge High School.

In the event there is a public hearing on this amendment proposal, WIA respectfully requests the opportunity to appear and be heard on El Paso County's consideration of Brookmoor's request. As we noted in 2018, WIA does not oppose the other two amendment requests (the wall and community property within Brookmoor) to the extent those issues are still pending. Please contact the undersigned if you have any questions.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Brian X. Bush", with a long horizontal flourish extending to the right.

Brian X. Bush, President