

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

✓ From: Dr. Fredrick L. Silverman, Professor Emeritus, UNC  
Barbara Z. Silverman  
1460 Symphony Heights  
Monument, CO 80132

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

Date: July 17, 2020

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

Dear Board Members,

We are residents of the Brookmoor Estates neighborhood just east of Monument, CO.

Our HOA Board has been working diligently for about 30 consecutive months to gain access to South Park Dr. through the east portal of our neighborhood. That part of South Park Dr. runs between Symphony Heights and Knollwood. We note that South Park Dr. is a public county road for which all residents of Brookmoor Estates pay taxes to support and to which our access is appropriate. Our HOA Board has engaged with you for a period of about 30 consecutive months. Each document submission from the Brookmoor Estates HOA has explicitly met whatever requirement the Board of El Paso County Commissioners has solicited. And after each submission from the Brookmoor HOA, the Board of El Paso County Commissioners has issued at least one new requirement. That cycle has been repeating for quite a while. We respectfully request that now is the time to end that cycle by approving our request for access to the part of South Park Dr. between the east end of Symphony Heights and Knollwood.

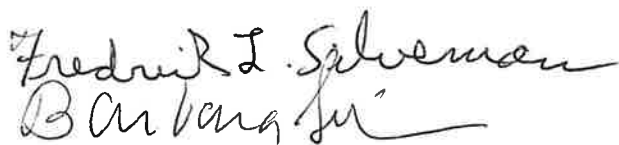
Jody Evans, our HOA President, has written a letter describing the current status of matter, which she indicated "should be a very simple matter, but

has turned out to a very complex and perhaps a politicized process.” We fully endorse that letter from Jody Evans to you.

Traffic load is, perhaps, the central concern of residents along that part of South Park Dr. to which Brookmoor Estates requests access. The Brookmoor HOA presented data from a traffic volume study, for which the Brookmoor HOA paid experts, and those data show that the increase of vehicles per day on South Park Dr. would be only 31, substantially below the high level of concern that residents of South Park Dr. registered. This slight increase of traffic also diminishes the high level of concern for safety that those residents registered. The traffic study experts indicated that South Park Dr., as it exists, will accommodate the daily vehicle flow that it determined to be only 31 from Brookmoor Estates. In his letter to you, Dr. David Schmidt, our Brookmoor Estates neighbor, presented a summary of the data from this traffic study. The Brookmoor Estates HOA has previously submitted the results of that study to the Board of El Paso County Commissioners.

Our personal conclusion is that the Board of El Paso County Commissioners have by now given thorough attention both to the concerns of residents of South Park Dr. and to all of the required documents that the Board now has in its possession from the Brookmoor Estates HOA, collected and presented over a period of about 30 consecutive months. A fair and complete assessment of concerns raised over this issue and of the record of abundant documentation addressing those concerns warrants granting Brookmoor Estates’ request for access to South Park Dr. from the gated east end of Symphony Heights.

Sincerely,

Handwritten signatures of Fredrick L. Silverman and Barbara Z. Silverman. The signature of Fredrick L. Silverman is written in cursive and is positioned above the signature of Barbara Z. Silverman, which is also in cursive.

Fredrick L. Silverman  
Barbara Z. Silverman

To: Board of El Paso County  
Commissioners

July 10, 2020

Centennial Hall  
200 South Cascade Avenue, Suite 100  
Colorado Springs, CO 80903

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

✓From: Jody A. Evans, Colonel, USAF (Retired)  
Brookmoor HOA Board President  
1487 Wishing Well Vw  
Monument, CO 80132

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

Dear Board Members,

I am writing to you to seek your assistance in what should be a very simple matter, but has turned out to be a very complex and perhaps has become a politicized process. Our original plat provided for Brookmoor homeowners and residents to use the back gate, but this was inconsistent with the original PUD, which provided for EMS use. We are currently seeking to amend our PUD, so it complies with our original Plat, in conformance with Resolution No 14-301, which stated 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.

The Brookmoor Estates community (59 homes) is composed primarily of senior citizens, who pay substantial monthly dues for the privilege of the additional security provided by living in a gated community. These dues pay for the maintenance of our streets, which relieves the county of this burden. The homeowners have been seeking for several years to have our back gate open to ingress and egress by Brookmoor homeowners. This is a request to have access to a public road, one that we all pay taxes to support. With the growth of new

homes, the intersection of Lake Woodmoor Dr and Woodmoor Dr has become very dangerous. It is currently 5 lanes, with a gas station and bank on one side and a commuter parking lot on the other. Without the use of the back gate, Brookmoor homeowners have only one alternative, to turn left, which takes them right in front of the elementary school, through the Woodmoor neighborhood, to access Highway 105.

The homeowners of the ten homes on the short part of the street of South Park Dr (between Symphony Heights and Knollwood Dr.), have written many letters stating that allowing the residents of Brookmoor to traverse our back gate would somehow threaten their security and that of their children walking to school. In reality, those children cannot access the school from South Park Dr, as the homeowner of the path that runs along Brookmoor's east wall has posted a no trespassing sign. Those children have to walk down South Park Dr, turn left on Knollwood, a busy road, to access Lake Woodmoor Dr, where the elementary school is located. In addition, the homeowners of Brookmoor Estates do not pose any security threat to the 10 homes on this section of South Park Dr. As the community is gated, there is no public traffic which would traverse Brookmoor Estates to South Park Dr. On the other hand, currently anyone can access South Park Dr from Knollwood, as it is a public road. I understand that the homeowners on South Park Dr would like to have a private road, but that is not the reality, it is a public street.

Thank you for your time.  
Respectfully,

Jody Evans, Colonel, USAF (Retired)

✓ Dr. David K. Schmidt  
Brookmoor Estates Resident  
1605 Moveen Heights  
Monument, CO 80132

July 16, 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 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 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.

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,

Dr. David K. Schmidt  
Assoc. Vice Chancellor for Research, and  
Dean of the Graduate School (Retired)  
University of Colorado at Colorado Springs  
dschmidt@uccs.edu

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

2

Richard and Kaylene Kohl  
Brookmoor Estates Residents  
1665 Moveen Heights  
Monument, CO 80132

July 18, 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,

Please add our names to the list of Brookmoor Estates homeowners requesting approval of our modified PUD providing access to South Park Drive. Our Association has complied with every requirement and request for information needed to fulfill our responsibilities in modifying the PUD. The traffic impact will be MINIMAL, despite the hysteria and misinformation propagated by the few residents on South Park Drive.

This subdivision was created in the late 1990's and incrementally expanded to its current, and final, 59 homes. We have lived here since 1999. Over the past 21 years Monument and Woodmoor have seen dramatic growth of population and business. All roads and highways have seen traffic increases and as a result, all public roads must be available to help alleviate traffic elsewhere. To lament the loss of a "dead end road" and oppose safe access to a low-use public road is merely failure to recognize the reality that our area needs to adapt as traffic and access requirements increase.

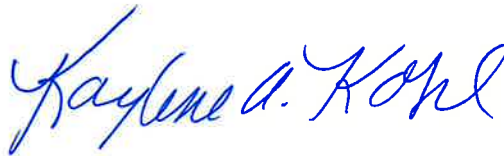
In our humble opinion failure to approve our request, which complies with existing regulations and processes, is capricious and political rather than based upon the rule of law. The continual "moving of the goal posts" is well documented. Should this issue rise to litigation, we believe that a fair-minded court of law would agree with our position and grant access immediately via summary judgement.

Please approve the Brookmoor Estates PUD Amendment Project No. 18-007, Rev: 7-20-18 11-15-19 at your earliest convenience.

Respectfully,



Richard S. Kohl  
kohlrich@q.com



Kaylene A. Kohl  
kaylenekohl@Q.com

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



7/17/20

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

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

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

Dear Board Members,

We are writing to ask you to please allow residents of Brookmoor Estates to use the back gate that accesses South Park Drive. South Park Drive is a public road, one that we all pay taxes to maintain. We don't understand why we are not permitted to use this road.

With new construction being built in Monument, our roads have become much busier and much more dangerous. The turn onto Woodmoor Drive from Lake Woodmoor Drive is harrowing for us especially during school hours!

It is not safe to have only one exit from our community consisting of mostly senior citizens.

Please consider opening this road to our use as tax paying citizens.

Respectfully,  
Dr. George & Mary C Bowen  
1655 Moveen Heights  
Monument, CO 80132

A handwritten signature in cursive script that reads "Dr. George & Mary C Bowen". The signature is written in black ink and is positioned below the typed name and address.

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

July 12, 2020

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

From: Michael G. Sisk, Colonel, US Army (Retired)  
Homeowner,  
1680 Moveen Heights  
Monument, CO 80132

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

Dear Board Members,

I am writing to you to seek your assistance in what should be a very simple matter, but has turned out to be a very complex and perhaps has become a politicized process. Our original plat provided for Brookmoor homeowners and residents to use the back gate, but this was inconsistent with the original PUD, which provided for EMS use. We are currently seeking to amend our PUD, so it complies with our original Plat, in conformance with Resolution No 14-301, which stated 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.

The Brookmoor Estates community (59 homes) is composed primarily of senior citizens, who pay substantial monthly dues for the privilege of the additional security provided by living in a gated community. These dues pay for the maintenance of our streets, which relieves the county of this burden. The homeowners have been seeking for several years to have our back gate open to ingress and egress by Brookmoor homeowners. This is a request to have access to a public road, one that we all pay taxes to support. With the growth of new homes, the intersection of Lake Woodmoor Dr and Woodmoor Dr has become very dangerous. It is currently 5 lanes, with a gas station and bank on one side and a commuter parking lot on the other. Without the use of the back gate, Brookmoor homeowners have only one alternative, to turn left, which takes them right in front of the elementary school, through the Woodmoor neighborhood, to access Highway 105.

The homeowners of the ten homes on the short part of the street of South Park Dr (between Symphony Heights and Knollwood Dr.), have written many letters stating that allowing the residents of Brookmoor to traverse our back gate would somehow threaten their security and that of their children walking to school. In reality, those children cannot access the school from South Park Dr, as the homeowner of the path that runs along Brookmoor's east wall has posted a no trespassing sign. Those children have to walk down South Park Dr, turn left on Knollwood, a busy road, to access Lake Woodmoor Dr, where the elementary school is located. In addition, the homeowners of Brookmoor Estates do not pose any security threat to the 10 homes on this section of South Park Dr. As the community is gated, there is no public traffic which would traverse Brookmoor Estates to South Park Dr. On the other hand, currently anyone can access South Park Dr from Knollwood, as it is a public road. I understand that the

homeowners on South Park Dr would like to have a private road, but that is not the reality, it is a public street.

Thank you for your time.

Respectfully,

A handwritten signature in cursive script that reads "Michael G. Sisk". The signature is written in black ink and is positioned above the typed name.

Michael G. Sisk, Colonel, US Army (Retired)

To: Board of El Paso County Commissioners  
Centennial Hall  
200 South Cascade Ave. Suite 100  
Colorado Springs, CO 80903

July 16, 2020

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

From: Dale Stehno  
Brookmoor Bd. Member  
18970 Connemara Hts.  
Monument, CO 80132

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

Dear Board Members:

I am writing this letter with a concern over our the denial of our Community to utilize a common El Paso Street, South Park Dr., Monument CO. I live in Brookmoor Estates, a gated community of 59 homes. At this time we only have one exit point, Lake Woodmoor Dr., a busy street, soon to be worse with the addition of the Beaches Sub Division.

We have been trying to gain access to this public road for several years. We have met all study requirements laid before us and now it is being suggested we pay for upgrading South Park Drive. The "Goal Post" seems to get moved every time we meet the County's requirements. The County has nothing to lose with granting us access. The streets in Brookmoor are private and would require no county maintenance. The only access to South Park Drive would be HOA homeowners. Our primary egress out of the subdivision would still be Lake Woodmoor Dr. The South Park Dr. exit would be used for safety and convenience with a limited amount of use.

We believe South Park Dr. to be a public road, tax supported that is being controlled by approximately 10 homeowners who believe it to be their private road. The amount of increased traffic on the road would be minimal and not threaten the present homeowners or their children's security.

Through the arbitration process with the County several years ago, it was agreed that Brookmoor Estates HOA could apply for an amendment to the PUD plan. It has met all requested requirements for access and now is respectfully asking for access to South Park Dr.

Sincerely,  
  
Dale Stehno

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

July 10, 2020

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

From: James M Johnston  
Brig. General, USAF (Ret)  
1485 Symphony Hts.  
Monument, CO 80132

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

Dear Board Members,

I am writing to you to seek your assistance in what should be a very simple matter, but has turned out to be a very complex and perhaps has become a politicized process. Our original plat provided for Brookmoor homeowners and residents to use the back gate, but this was inconsistent with the original PUD, which provided for EMS use. We are currently seeking to amend our PUD, so it complies with our original Plat, in conformance with Resolution No 14-301, which stated 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.

The Brookmoor Estates community (59 homes) is composed primarily of senior citizens, who pay substantial monthly dues for the privilege of the additional security provided by living in a gated community. These dues pay for the maintenance of our streets, which relieves the county of this burden. The homeowners have been seeking for several years to have our back gate open to ingress and egress by Brookmoor homeowners. This is a request to have access to a public road, one that we all pay taxes to support. With the growth of new homes, the intersection of Lake Woodmoor Dr and Woodmoor Dr has become very dangerous. It is currently 5 lanes, with a gas station and bank on one side and a commuter parking lot on the other. Without the use of the back gate, Brookmoor homeowners must access Hwy 105 through this intersection or turn right and pass in front of the elementary school.

The homeowners of the ten homes on the short part of the street of South Park Dr (between Symphony Heights and Knollwood Dr.), have written many letters stating that allowing the residents of Brookmoor to traverse our back gate would somehow threaten their security and that of their children walking to school. In reality, those children cannot access the school from South Park Dr, as the homeowner of the path that runs along Brookmoor's east wall has posted a no trespassing sign. Those children have to walk down South Park Dr, turn left on Knollwood, a busy road, to access Lake Woodmoor Dr, where the elementary school is located. In addition, the homeowners of Brookmoor Estates do not pose any security threat to the 10 homes on this section of South Park Dr. As the community is gated, there is no public traffic which would traverse Brookmoor Estates to South Park Dr. On the other hand, currently anyone can access South Park Dr from Knollwood, as it is a public road.

Further, with the addition of some 30 homes on Lake Woodmoor Drive, the traffic will increase and only add to the current issue. Reducing traffic flow from Brookmoor's north gate onto Lake Woodmoor Drive seems logical, making Lake Woodmoor safer for the Elementary School students.

This issue has been ongoing far too long and our HOA has complied with all requests from The County. We strongly ask for your favorable and timely consideration and authorize our use of the back gate.

Very respectfully,



Jim and Sallie Johnston

Jim and Sallie Johnston

Dr. David K. Schmidt  
Brookmoor Estates Resident  
1605 Moveen Heights  
Monument, CO 80132

July 16, 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 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 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.

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,

Dr. David K. Schmidt  
Assoc. Vice Chancellor for Research, and  
Dean of the Graduate School (Retired)  
University of Colorado at Colorado Springs  
dschmidt@uccs.edu

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



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

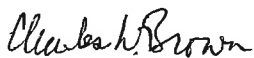
Park Drive a dead end. But based on the original plat of the community that includes South Park Drive it is clear that the intent was to eventually complete the west end of South Park and make it a through road. Had that occurred, the traffic on the existing portion of South Park would have obviously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



Charles W. Brown, Col (Ret), USAF, Med Svc Corps  
Margaret P Brown  
[CBrown41@Comcast.net](mailto:CBrown41@Comcast.net)  
719-481-3029

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 no opinion in writing or in person at the public hearing for this proposal.

For questions specific to the project, please contact:

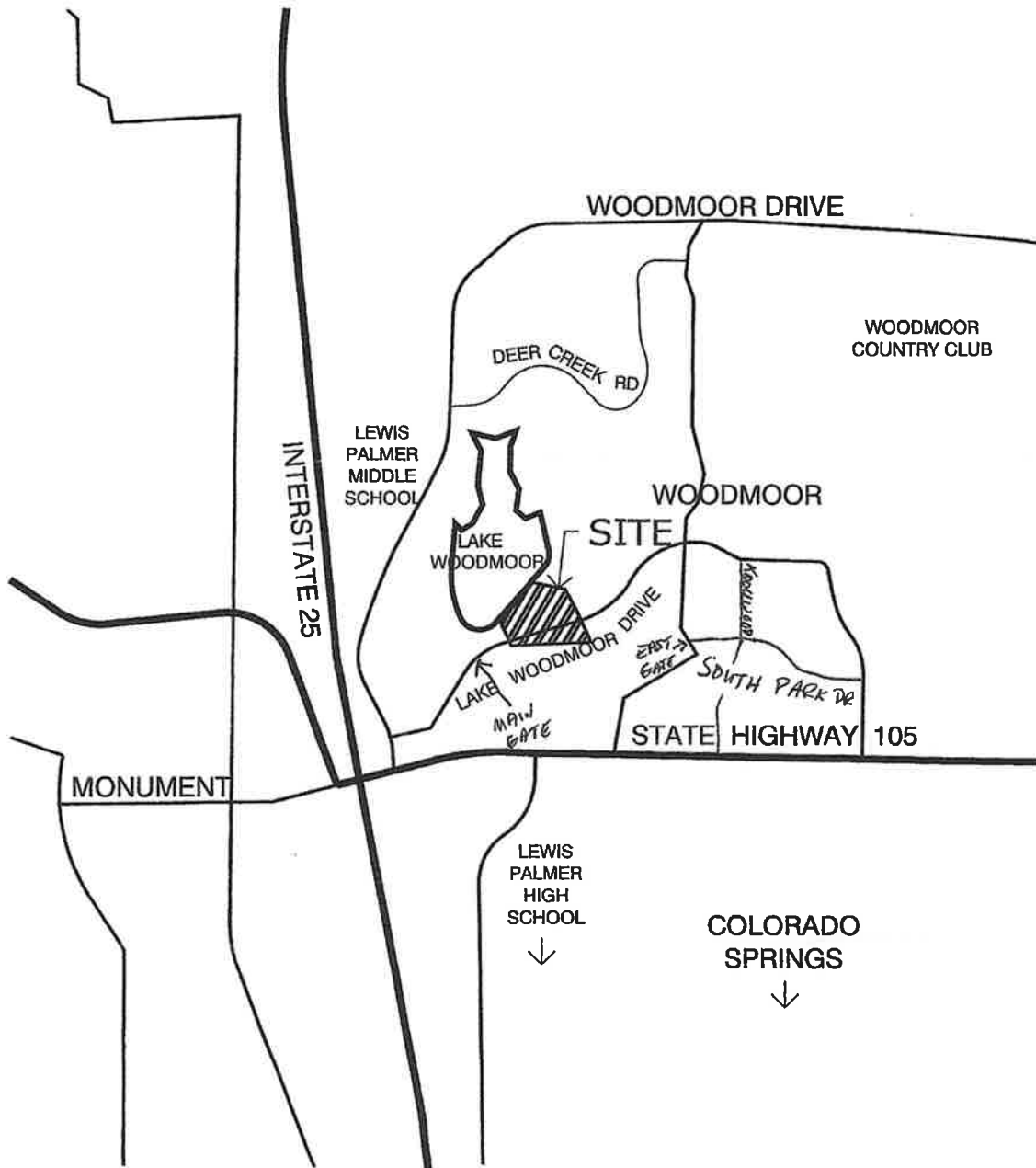
Andrea Barlow  
N.E.S. Inc.  
619 North Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
719-471-0073

**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

OVER FOR MAP



The Beach at Woodmoor  
Vicinity Map

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)

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

Linda and Andrew Marcus  
1645 Moveen Heights  
Monument, CO 80132  
July 17, 2020

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

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

Subject: Brookmoor PUD Amendment, Project #18-007, Rev:7-20-18 11-15-19

Dear Board Members,

We are writing to you for your help for a simple situation, which has turned out to be extremely complex and maybe it has even become politicized.

Our original plat provided for Brookmoor homeowners to use the back gate, but this was inconsistent with the original PUD which provided for EMS use. We are currently seeking to amend our PUD, so it complies with the original plat, in conformance with Resolution no 14-301 which stated 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 that for two years.

Brookmoor Estates is a community that is comprised of mostly senior citizens like ourselves. Our home was built in 1999 but we moved here in 2013 after being evacuated due to the Black Forest fire where we lived. This community has almost no children and current homeowners are current or retired business academic professionals and retired senior military officers. The proposed plan would only allow our residents to use an electric gate access to South Park Drive so therefore traffic volume would be low. Since Brookmoor is a gated community, there is no public traffic that would go through Brookmoor Estates to South Park Drive. Since we are comprised of older adults we are careful and courteous drivers.

In 2019, the Brookmoor HOA Retained LSA Transportation Consultants to conduct a comprehensive traffic study regarding the proposed PUD amendment. The study included collecting a significant amount of actual traffic data. An important result showed that it would add 31 vehicles per day to South Park Drive. As concluded in their report, the anticipated total traffic volume with the additional use of Brookmoor residents would remain within a range that can be handled by South Park Drive.

We ask for your help in expediting our request. We understand that the owners of South Park Drive would like their road to be a private road, but that is not the reality, it is a public road.

Thank you for your time. We look forward to hearing from you all in a timely manner so we can get this issue resolved.

Sincerely,

Handwritten signatures of Andy and Linda Marcus. The signature for Andy is on the left and the signature for Linda is on the right.

Andy and Linda Marcus