

Dec 28th, 2023

To whom it may concern,

Hello, I live in the Pine Creek Neighborhood and need to express my concerns with the proposed building project for the Royal Pines Apartments. At many levels there is not a **criteria for compatibility** with the Pine Creek Neighborhood, as well as the medical commercial businesses located next to the proposed Royal Pines Apartments. I ask that the City of Colorado Springs engage in smarter well thought out growth and not be reactive to the immediate big money growth of the developers.

I am voicing my strong objection to the City of Colorado Springs' issuance of \$40M in private activity bonds (federal dollars) to developer (DBG Properties, Portland, OR) to build 232 affordable multi-family units to be known as the Royal Pines Apartments located between the OB/GYN Clinic and Dental Office on Royal Pine and Union Boulevard.

Evacuation and Safety: The roads in the proposed area are substandard. More traffic will only worsen that. There is only 1 roundabout – the proposed apartment complex will increase traffic exponentially and this will affect safety to the neighborhood. In the last 4 months I have personally seen 3 wrecks on Royal Pine and Union by the entrance to the neighborhood. If there is a need for a mass evacuation, our current road layout is not suited for an additional 232 families with multiple vehicles to safely evacuate our neighborhood. With the data founded from our Preserve Pine Creek evacuation traffic study performed on December 16th, 2023, the roundabout at Royal Pine going to Union Blvd. was completely grid locked in under two minutes with only a car count of 150 participating residents. This would leave a very large number of families unable to escape and parish in a wild fire scenario (Refer to our submitted video footage supplied on the thumb drive)

Below are pictures of recent Colorado wild fires that quickly over took unprepared neighborhoods:

Waldo Canyon Fire Colorado Springs CO 2012



Black Forest Fire Colorado Springs CO 2013



Marshall Fire Boulder CO 2021



Infrastructure: Pine Creek Village was developed by La Plata in the 1980's and this 40 years of dated infrastructure is not designed for the development of a high-density apartment complex placed on a 7-acre lot at the entrance to a now 22,000 resident neighborhood.

Non-Revitalization: The builder (DBG) uses the apartments, Academy Heights, on Academy and Fountain as an example of the revitalization of that area of town. This is a great example of a much-needed revitalization and improvement based on the demographics of that area of Colorado Springs. It provided an update and an uplift for the people that live in that part of town. However, the current land choice in the Pine Creek development is not at all a revitalization for this area of Colorado Springs. It is in fact in every way not compatible to the Pine Creek neighborhood and in no way improves this area of Colorado Springs. It is grossly negligent to select a property like Pine Creek when there are large sprawls of town that desperately need revitalization.

Potential Crime and Vandalism: to our neighborhood, private park, surrounding homes, and the animal reserve. When starting out, we lived in lower income neighborhoods and apartments within Colorado Springs. We absolutely know that some renters in the proposed apartments will not take care of the surrounding area. We have worked very hard to be able to purchase a home in an area of our choosing. Owning a home and taking pride in it is very different than renting an apartment. A high-density apartment complex will bring in unwanted conditions. How will the "tenants" be vetted? Sex offenders? Violent criminals? Vandals? Etc.

HOA: Our home is under an HOA – we must abide by the HOA and are held to high standards to keep our area nice. Even more so, we are held accountable by our neighbors' expectations. How will the apartment renters be held accountable?

Schools: are already overcrowded – There are great schools in the other areas of town that would greatly benefit from the revitalization of a new apartment complex. This will also increase the traffic going through the neighborhood on the way to school and place children at increased risk walking to school. The walk from the proposed apartments to the middle school and high school would be approximately 35 minutes at a steady pace...would this also then create the need for a bus for these apartments. (Refer to the footage on the submitted thumb drive of Pine Creek High School end of the school day over crowded traffic congestion.)

Picture, I took taking my daughter to school of a morning car accident this year in front of Pine Creek High School.



Existing Businesses: The existing businesses would suffer greatly as their buildings would be blocked from view by the overbearing 4-story apartments. The tenants in a low-income apartment will not necessarily be patrons of the surrounding businesses. This will greatly hurt the existing businesses and potentially put them out of business.

Taxes and Property Values: Our property taxes just increased. We the homeowners pay good money to live in Pine Creek and should always have the last say in how our development grows. Our property values would decrease with the addition of a 232 low-income apartment complex within the neighborhood. The developers are indifferent, as the developer stated on our call. They do not live here. We the citizens of Pine Creek in Colorado Springs do live here.

Zoning: The very fact that the city changes zoning to accommodate a developer's need is very questionable. Allowing less parking, Increasing the building height, and ignoring original zoning etc. Retool COS is adopting new zoning. Is adopting new uses for zoning a legal zoning change?

Animal Reserve: There is already a large displacement of many forms of wildlife in the Pine Creek neighborhood including the native Preble's Meadow Jumping Mouse, Canadian lynx, bobcats, mountain lions, bears, coyotes, elk, deer etc. I am concerned that after the last 25 years of maintaining a successful animal reserve, the animal's natural habitat would be significantly more compromised than it already is with the addition of the Royal Pines apartment complex.

Sincerely,

Edwin Lawrence

Pine Creek Village Resident