

## Hubble, Logan K

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**From:** Ann Kumm <akummco1@gmail.com>  
**Sent:** Thursday, January 11, 2024 5:54 AM  
**To:** Hubble, Logan K  
**Cc:** All Council - DL  
**Subject:** Colorado Springs Planning Commission approves next step in controversial affordable housing project | KRDO

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This.. Royal Pine roundabout overhead pic says it all <https://krdo.com/news/local-news/top-stories/2024/01/10/colorado-springs-planning-commission-approves-next-step-in-controversial-affordable-housing-project/>

Logan,

I have lived in Pine Creek 12 years and traffic at Union/Royal Pine has increased exponentially in last 2 years. This concern is real.. for residents, drivers, pedestrians, cyclists...the small and inadequate roundabout just north of intersection will be rendered inadequate and dangerous with too-numerous apartment units of poorly prepared and aware residents.. impacting current residents in a VERY negative manner. Study doesn't even account for future development of (currently) vacant property east of Memorial/Children's Hospital... which will bring hundreds more daily vehicle trips. Nobody has even commented on the fact that Royal Pine was finally repaved just a few months ago.. and heavy construction vehicles will undo that progress in a few very short months' of work.. our taxpayers funds squandered!

I am so fed up with COS decision makers. It is apparent that certain areas of the city enjoy and benefit from inherent protection because of their wealth and influence (eg Broadmoor) while the rest of the city be damned and rampant, unchecked and unwelcome development is approved. Average speed on Union and Briargate Parkway at any given time is 55mph...this is a city neighborhood!!! And we are next to a protected, natural area that is rife for a sweeping, fast-moving fire event ala the Marshall fire of 2021. I suspect my insurance premiums will rise even more with the added congestion. Finally, COS has to date been unable to improve its police, fire and medical emergency response times in any significant, corresponding ways. The city has outgrown its needs and is blind to the effects.

I was in a neighborhood HOA meeting yesterday and totally unable to participate in the sham city meeting.. and that is exactly how this city operates. It pretends to listen but in reality this decision was baked in well over a year ago.. because out of state, non- local developers rule and determine residents' fate. Information emailed one day prior wasn't even accurate or up to date.. do you really think citizens are that ignorant? We have no say and no impact. Traffic, crime and livability for Pine Creek residents just took a big hit yet our taxes will continue to rise while our services and safety will decline.

No thanks , Colorado Springs City Council ! Your terms are limited with the power of our vote.

Ann Kumm  
3714 Palazzo Grove  
Colorado Springs Co. 80920

Sent from my iPhone

## Hubble, Logan K

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**From:** Cristy Fisher <dr cristy@pinecreekvet.com>  
**Sent:** Tuesday, January 9, 2024 11:13 AM  
**To:** Hubble, Logan K  
**Cc:** Wintz, Katelynn A  
**Subject:** Re: Royal Pine Apartments City Planning Commission Hearing

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Morning Logan and Kayelynn

We were told today was the latest we could email our concerns for the Planning commission meeting for Jan 10th.

Below are the concerns the three business owners in this development have in strenuous opposition to this proposed change to the development (7a) on the agenda. I would like to sign up to speak at the meeting.

### **Business Concerns (Dr. Cristy Fisher - Pine Creek Veterinary Hospital, Dr. Codi Astiasaran - Classic Dental, Allison McGrath - Ob/Gyn and Allergy clinic)**

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- 
- This is a fundamental change to our covenant agreement
- 
- with Briargate and commercial use by the city. We, the dental office, the medical office and
- 
- the veterinary hospital, all purchased our land and built our family owned small businesses in this area because of the covenant guarantee of it being commercial only
- and the city intended commercial use only. Residential use, much less high density residential use, is NOT what we signed up for. We have been paying city taxes for years and have been serving this city
- and the community for years! To have this drastic change to our livelihood seems very underhanded and extremely unethical.
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- The sheer
- volume of residential units and subsequent vehicles planned for this very small area is going to create extreme parking overflow onto our business parking lots
- 
- (regardless of "Business ONLY parking" signs we will have to pay to erect)
- and therein cause a daily hindrance to our clients and staff.

- Within the first FIVE minutes of the traffic study
- TWELVE (12) of my clients could not access medical care because of the backlog and volume of vehicles in the one lane round-a-bout! This will become a daily occurrence when school is in session!
- 
- 
- Intermixing medical offices with high density low income residential units is never going to be a sound development plan.
- 
- We all have significant safety concerns for our businesses. The volume of “desirable” street drugs (Fentanyl, etc) we have on premises, if and when compromised, will lead to **serious safety concerns for the community and city.**
- 
- 
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- In the event of an emergency or need for evacuation, it will be impossible for first responders to get into the development with the sheer number of cars trying to escape the area. This is likely the biggest safety concern for our businesses. The ONE LANE round-a-bout was NEVER intended to handle the volume of residential vehicles which will overrun this area in the case of an emergency. This would be an act of lunacy to approve such a development in this small area as it could cost lives! Does the city of Colorado Springs really want this on their conscience?
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- The increased number of pets in such a small area will significantly increase the risk of zoonotic disease spread among all residents of the low income housing, the business’s clients and to the veterinary patients as they walk the grounds to “do their business” before they enter the building.
- 
- Diseases SUCH as, but not limited to, Leptospirosis (40% mortality rate, 60 % morbidity rate in humans), Roundworm, Hookworm, and Whipworm.
- 
- 
- Foot traffic in/around the apartment buildings will increase risk to pedestrians and business patrons. More cars and people equals a higher chance for accidents.
- 
- 

On Mon, Jan 8, 2024 at 11:52 AM Hubble, Logan K <[Logan.Hubble@coloradosprings.gov](mailto:Logan.Hubble@coloradosprings.gov)> wrote:

Hello,

Just a quick reminder that the City Planning Commission meeting, during which the Royal Pine Apartments will be discussed, is scheduled for 9am on Wednesday, January 10<sup>th</sup>. This meeting will take place at 2880 International Circle. All individuals interested in speaking on the application will be given three minutes to speak, and there will be no ceding of time from one individual to another. You can sign-up to speak on the day of the hearing. Anyone who is not signed up will still be given a chance to speak, but will be called on last. Please let me know if you have any questions or comments.

Thank you,

**Logan Hubble**

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

[Logan.Hubble@ColoradoSprings.gov](mailto:Logan.Hubble@ColoradoSprings.gov)



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Regards,  
**Cristy Fisher, DVM**  
Medical Director  
Pine Creek Veterinary Hospital

719.955.0966 ext 107  
[www.pinecreekvet.com](http://www.pinecreekvet.com)

## Hubble, Logan K

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**From:** Dan <danpolsgrove@gmail.com>  
**Sent:** Monday, January 8, 2024 9:07 PM  
**To:** Hubble, Logan K  
**Subject:** Royal Pine Apartment Complex Concerns

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Mr. Hubble,

I believe the city council members owe their constituents affordable housing while maintaining a net zero impact to our schools and the surrounding community. This is the line I will start and end my petition with. This is the challenge and one I believe the city council has the ability to overcome for the good of all of their constituents.

For background, my family and I are residents of Pine Creek. We have lived in Colorado Springs off and on since 1998 and have come to love this incredible city of ours. Our children - ages 12 and 15 - have only ever known Colorado Springs as their home. My parents are retired teachers and I am a high school teacher in our community.

My kids have been raised through the District 20 school system. Over the years, we have purchased several homes, continuously and intentionally moving north towards the middle school and high school our children now attend. We worked very hard over several decades (and continue to work) to purchase a home in this neighborhood, to be in these schools, and to gladly pay our property taxes to support these schools. Quality education is the cornerstone of success in any community.

Unfortunately, after we moved to Pine Creek, we have witnessed our elementary, middle, and high schools become overwhelmed at the volume of students. Our daughter has been in classes with 28 other children and 1 teacher. As an educator, that is a daunting scenario to sustain and still meet the bare minimum needs of students, much less supporting them to excel. My son already spent one entire year in a trailer, and both of them have taken daily classes in these trailers as well. Without a doubt, this already existing overcrowding has negatively impacted their learning experience and I am grateful that as a teacher I can provide them the additional instruction and support they need when they come home.

These teachers and administrators who support the Pine Creek community are nothing less than heroes. But this development, while in line with supporting affordable housing, does so without any regard for the hundreds of families, thousands of kids, and hundreds of teachers and administrators that it will negatively affect. Teachers are burnt out. Schools are beyond capacity. Spend some time in our schools and you will see this first hand. Our schools cannot withstand hundreds of additional students that would be added from this apartment complex without consequences.

In addition to adding hundreds of students to an overcrowded system, I want to raise another concern...I would like to know if the apartment complex manager or renters plan to pay property taxes to support the schools so we can hire additional teachers? Does the developer plan to build an additional elementary school, middle school, and high school to support the influx of students? If not, why not? This should be part of the cost of doing business as it is in other communities, especially when this complex is forced on the Pine Creek community without our consent.

In summary, making 200 units of affordable housing should not come with detrimental impacts to thousands of students. Please cancel this development and find a better solution. The council members owe their constituents affordable housing but they need to do it while maintaining a net zero impact to our schools and the surrounding community. It is a difficult challenge but one I feel confident the community minded people who serve our city can overcome and make a win-win scenario for everyone.

v/r

Dan Polsgrove, resident of Pine Creek (1.3 miles from proposed development)

## Hubble, Logan K

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**From:** anovy1@aol.com  
**Sent:** Monday, January 8, 2024 6:14 PM  
**To:** Hubble, Logan K  
**Cc:** AAnna; Omar Wyman  
**Subject:** Fw: Royal Pines Apartments and Habitat Conservation Plan  
**Attachments:** expanded IPaC\_ Explore Location resources.pdf

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Logan,

Please include the recent email I sent you and this email into the record.

Also I neglected to add this information from the environmental review process.

Areas of Influence (AOI) includes areas outside of the species range if the species could be indirectly affected by activities in that area because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Thank You  
Anna Novy

----- Forwarded Message -----

**From:** anovy1@aol.com <anovy1@aol.com>  
**To:** mail2srv@aol.com <mail2srv@aol.com>; Haley, Britt I <britt.haley@coloradosprings.gov>; Hubble, Logan K <logan.hubble@coloradosprings.gov>  
**Cc:** Holly Norvelle <hnorvelle@yahoo.com>; Jacque Rindgen-DeCecco <jrindgendececco@gmail.com>  
**Sent:** Monday, January 8, 2024, 03:33:49 PM MST  
**Subject:** Re: Royal Pines Apartments and Habitat Conservation Plan

Logan,

After doing further research about this property, even though "as our records indicate that there is no habitat present on this property. This development is receiving funding from a federal agency and must comply with federal regulations.

In December 2023 someone authorized the habitat area to be bulldozed and cleared of any vegetation and cave like areas for any wildlife to seek refuge in. This is a potential violation of the transfer agreement from the Federal government. Who authorized this clearing of vegetation and for what purpose? During this process, endangered and threatened species may have been harmed.

According to IPaC - a project planning tool that streamlines the USFWS environmental review process

"Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all listed species since there is a potential of a habitat, the area needs to be further evaluated. Transferring the habitat to the city does not negate this procedural step.

“Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, **funded**, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.”

Enclosed is the link to the endangered or threatened species report generated by the Federal Wildlife Database. There is a strong possibility an endangered or threatened species may dwell or seed itself in that area. I also attached the downloaded report.

<https://ipac.ecosphere.fws.gov/location/6UFQRTM4S5AHVGQOGX5DOY5T6A/resources>

Thank You,  
Anna Novy  
719-278-4331

On Thursday, January 4, 2024, 10:54:27 AM MST, Hubble, Logan K <logan.hubble@coloradosprings.gov> wrote:

Sandra,

We do not have a wildlife impact study, as our records indicate that there is no habitat present on this property. The Parks revised maintenance plan, as stated by USFWS is not yet complete, and we in the Planning Department have no jurisdiction over that plan. I've attached the drainage report here. Planning is not recommending an approval or denial of this application, but rather forwarding it to the City Planning Commission with the following statements of compliance:

After evaluation of the Market at Pine Creek Concept Plan amendment, the application meets the review criteria.

After evaluation of the Royal Pine Apartments Development Plan, the application meets the review criteria.

Thank you,



**Logan Hubble**

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

[Logan.Hubble@ColoradoSprings.gov](mailto:Logan.Hubble@ColoradoSprings.gov)



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**From:** mail2srv@aol.com <mail2srv@aol.com>  
**Sent:** Wednesday, January 3, 2024 10:46 AM  
**To:** Hubble, Logan K <Logan.Hubble@coloradosprings.gov>; Haley, Britt I <Britt.Haley@coloradosprings.gov>  
**Cc:** Holly Norvelle <hnorvelle@yahoo.com>; Anna <anovy1@aol.com>; Jacque Rindgen-DeCecco <jrindgendececco@gmail.com>  
**Subject:** Royal Pines Apartments and Habitat Conservation Plan

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Hello Logan,

I am forwarding correspondence from Kristen Salamack, USWFS Field Liaison who was responsible for overseeing the Habitat Conservation Plan for the the Briargate Mitigation area adjoining the proposed Royal Pines Apartments before La Plata transferred ownership to the City of Colorado Springs. Note the parcel was still under USWFS management when the parcel was "rezoned" to high-density residential.

Please forward to me the wildlife impact study, Parks and Recreation's revised maintenance plan, and drainage study for the proposed Royal Pines Apartments. I would also appreciate your recommendations to the Planning Commission for this project.

In addition, please include Ms. Salamack's email along with mine in the project comment records.

Thank you,

Sandra Vicksta

719-306-3908

----- Forwarded Message -----

**From:** [mail2srv@aol.com](mailto:mail2srv@aol.com) <[mail2srv@aol.com](mailto:mail2srv@aol.com)>

**To:** PineCreek VillageNeighbors <[pinecreekvillageneighbors@gmail.com](mailto:pinecreekvillageneighbors@gmail.com)>; Teresa C. <[tccrewsrn@gmail.com](mailto:tccrewsrn@gmail.com)>

**Sent:** Tuesday, August 1, 2023 at 12:16:44 AM EDT

**Subject:** Fw: [EXTERNAL] Fw: [URL Verdict: Unknown][Non-DoD Source] Preble's Meadow Jumping Mouse in Pine Creek Village

**Kristen Salamack's (FWS) response to my questions about wildlife habitat:**

----- Forwarded Message -----

**From:** Salamack, Kristin A <[kristin\\_salamack@fws.gov](mailto:kristin_salamack@fws.gov)>

**To:** [mail2srv@aol.com](mailto:mail2srv@aol.com) <[mail2srv@aol.com](mailto:mail2srv@aol.com)>

**Cc:** Holly Norvelle <[hnorvelle@yahoo.com](mailto:hnorvelle@yahoo.com)>; Lunz, Kate S <[kathleen\\_lunz@fws.gov](mailto:kathleen_lunz@fws.gov)>; Hill, Laurel A <[laurel\\_hill@fws.gov](mailto:laurel_hill@fws.gov)>

**Sent:** Thursday, July 13, 2023 at 12:51:17 PM MDT

**Subject:** RE: [EXTERNAL] Fw: [URL Verdict: Unknown][Non-DoD Source] Preble's Meadow Jumping Mouse in Pine Creek Village

Thank you for your questions regarding the Pine Creek site. I've provided responses below in blue.

I appreciate the quick response regarding the Pinecreek on-sight mitigation property. I have a couple of questions:

- What do you mean by the HCP (Habitat Conservation Plan) is wrapping up? Does wrapped up mean: "Who cares? It's not a refuge anymore."

- La Plata Investments secured a 30-year permit term for the HCP, which means that they were provided incidental take coverage for impacts to the Preble's mouse resulting from construction of the Briargate Development between 2003-2033. The HCP memorializes La Plata's commitments to minimize and mitigate impacts to the Preble's mouse. La Plata's mitigation commitments included the establishment of Pine Creek as an on-site mitigation property. In 2020, through conversations with La Plata and their biological consultants, we determined that they had met and completed all terms of the HCP including all mitigation commitments. La Plata will be donating this parcel and second mitigation property (Kettle Creek) to the City of Colorado Springs Trails, Open Space and Parks (TOPS) program to manage for the conservation of Preble's mouse in perpetuity.
- How can I get a copy of the HCP?
  - I have attached a copy of the 2003 HCP. Please note that this HCP was developed in compliance with regulations and guidance that have since been updated, and as such, it combines the HCP with an Environmental Assessment (EA) which addresses the National Environmental Policy Act (NEPA) requirements (present practice is to separate these documents).
- Apparently, decisions are being made now and no wildlife entity is being consulted. Even though the refuge is being transferred to the City of Colorado Springs Parks, Recreation, and Cultural Services in a few months, shouldn't USFWS be involved until that transfer actually takes place?
  - We are closely coordinating with La Plata Investments and TOPS to facilitate the transfer of the property and to ensure the property will continue to be managed in perpetuity for the Preble's mouse.
  - Project proponents are required to consult with the USFWS if there is a chance that there could be impacts to listed species. I don't believe we have received a request for consultation yet on this particular project occurring adjacent to the Pine Creek mitigation parcel; however, project proponents typically wait to initiate consultation once they have a better idea of the design of a development and potential construction timing. Looking at the information that has been provided to our office by concerned citizens, it seems likely that the development in question is in the early planning stages and it may be premature to consult with our office until they are further along in the design process.
- What are the terms of the transfer? Are there specific maintenance conditions the City of Colorado Springs must follow? Can you provide a copy of those requirements?
  - We are in the process of finalizing the terms and conditions and findings and recommendations of the permit transfer to the City, so I am unable to provide a copy of those at this time. I can tell you, in summary, that the City will be required to do the following:
    - Work with the USFWS to develop a revised management plan to ensure no additional take from maintenance and management of the mitigation properties will occur due to new ownership.
    - Continued monitoring and maintenance of noxious weeds to maintain five percent or less of total aerial cover at the property.
    - Continued maintenance of signage and fencing to ensure there is no inappropriate trespassing onto the property.
    - Continued writing and submission of annual reports to the USFWS.

Thank you for your concern and questions and please let me know if I can help answer anything further.

**Kristin Salamack** (she/her/hers)

**CDOT/USFWS Liaison**

Colorado Ecological Services Field Office

134 Union Blvd, Lakewood, CO 80228

Office: 303/236-4748 || Mobile: 518/441-2827



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Fro

## Hubble, Logan K

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**From:** Janet Rahmani <janrahmani10@gmail.com>  
**Sent:** Monday, January 8, 2024 9:52 AM  
**To:** Hubble, Logan K  
**Subject:** COPN-23-0015. DEPN-23-0141. Royal Pine Apartments

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Though I was never able to get to the documents that show the latest changes to this development plan, I would nevertheless like to register my comments about this project. First of all there is the issue of the traffic circle on Pine Manor Drive. I don't know what the traffic study that was performed on behalf of the Pine Creek group opposing this development, but it is my judgement that this circle cannot handle the number of vehicles that might be using it during peak times or during an emergency. A second consideration of mine is that for those residents of the low income apartments who do not have vehicles, access to public transportation is quite a distant walk away. Those buses that do run are in service for the hospitals more than to transport passengers downtown. Few routes run to downtown. As for the services nearby, grocery store, Target, etc. the walk to them is somewhat risky (Target) or down a steep slope (King Soopers shopping center). Not easy to schlepp bags of groceries up that slope.

These are my main objections. Not that I am not very aware that having that many apartments nearby won't affect our quality of life here in Pine Creek. It will. Though I'm sure that many of these lower income folks are good people, there is the risk that some of them will not be, so of course, as a senior citizen I am concerned about an increase in crime in our neighborhood too.

Jan Rahmani

## Hubble, Logan K

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**From:** B1Dobbs <brookedobbins5@gmail.com>  
**Sent:** Saturday, January 6, 2024 6:16 PM  
**To:** Hubble, Logan K  
**Subject:** Re: Royal Pine Apartments - COPN-23-0015 and DEPN-23-0141

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Hi Logan,

I have not seen an email yet. Were you still planning on sending one?

I see the agenda but my direct question was not answered. Are there any estimated/formal times for any items on the agenda or is it a rolling schedule?

Additionally, do neighbors need to sign up for a time slot? The flyer send out seems to imply they do but the agenda states "If you are unable to contact them, there will still be an opportunity to speak during the meeting." What does that mean? Can they just join the meeting without signing up and speak up when citizen comments are open?

Thanks,  
Brooke Dobbins

On Thu, Jan 4, 2024 at 11:18 AM Hubble, Logan K <[Logan.Hubble@coloradosprings.gov](mailto:Logan.Hubble@coloradosprings.gov)> wrote:

Brooke,

The agenda should be finalized and available currently. I'll be sending an email to my listserv tomorrow to let everyone know.

### Logan Hubble

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

[Logan.Hubble@ColoradoSprings.gov](mailto:Logan.Hubble@ColoradoSprings.gov)



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**From:** Brooke Dobbins <[brookedobbins5@gmail.com](mailto:brookedobbins5@gmail.com)>  
**Sent:** Wednesday, January 3, 2024 9:29 PM  
**To:** Hubble, Logan K <[Logan.Hubble@coloradosprings.gov](mailto:Logan.Hubble@coloradosprings.gov)>  
**Subject:** Re: Royal Pine Apartments - COPN-23-0015 and DEPN-23-0141

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Hi Logan,

Would you be able to send an email when the agenda is posted?

We see an agenda but it's unclear if it's the final one because none of the items have times listed next to them.

Thanks,

Brooke Dobbins

On Dec 18, 2023, at 4:13 PM, Hubble, Logan K <[Logan.Hubble@coloradosprings.gov](mailto:Logan.Hubble@coloradosprings.gov)> wrote:

Hello all –

Thank you for your continued interest in the Royal Pine Apartments applications. Staff has reviewed the applications and determined the proposed applications are ready to be referred to the City Planning Commission for public hearing. The project will be scheduled for the **January 10, 2023** City Planning Commission meeting. Meetings begin at 9 AM and are held at the Regional Development Center located at 2880 International Circle.

All required public notification will be mailed out and posted next week, however since I know today that this item will be scheduled I wanted to take the opportunity to provide as much advance notice as

I could. When the complete agenda is posted, it will include information for how to virtually participate in the public hearing.

To look up the revised project information please use [this link](#)

The file numbers are COPN-23-0015 and DEPN-23-0141

If you have new comments that have not been previously sent to me about the subject applications, items specific to the revisions to the plans or items that were not previously shared with me, please email them to me. I assure you that any comments that you have already shared are recorded with this application and will be incorporated into the public record.

Please share this email with any neighborhood groups or residents that may not be aware of the projects. Reach out if you have any questions!

Thank you,

**Logan Hubble**

Planner II

30 S Nevada Ave. Suite 701

Colorado Springs, CO 80903

(719) 385-5099

[Logan.Hubble@ColoradoSprings.gov](mailto:Logan.Hubble@ColoradoSprings.gov)

<image001.jpg>



## Hubble, Logan K

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**From:** Mark Finzel <mark@finzel.net>  
**Sent:** Thursday, January 4, 2024 9:41 AM  
**To:** Hubble, Logan K  
**Subject:** Objection to COPN-23-0015 and DEPN-23-0141

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Dear Logan,

**As a concerned taxpayer living near the proposed project site, I object to the development of a multi-family apartment complex containing 232 units at the corner of Royal Pine Drive and Union Blvd for the following reasons:**

- **Safety concerns:** A single lane roundabout is the only egress point for the development, posing potential risks during emergencies and hindering the prompt arrival of first responders.
- **Strained Emergency Resources and Blocked Evacuation Routes:** The proposed high-density property near the Black Forest region could negatively impact emergency resources during a disaster like a wildfire, as it is along a major evacuation route and would burden emergency services already spread thin. Residents' concerns about inequality in emergency services are not addressed in the project plans.
- **Incorrect traffic study assumptions:** The project anticipates adding 2,257 vehicle trips per weekday, with most of the traffic flowing onto Union Boulevard, known for significant backups and high accident rates. The submitted traffic study was not conducted during the school year and does not accurately measure the impact on already strained infrastructure.
  - As a parent of four kids, I know first-hand how much the school year impacts traffic.
- **Lack of accessible transportation:** The proposed development's location has a low walkability score (26/100), limited public transportation options (only one bus line with a distant stop), and reduced travel convenience due to the single-lane roundabout.
- **Strained Education Resources for District 20 Students:** The development overlooks the consequences on an already struggling school district with over-enrollment, teacher shortages, and financial challenges. Again as a parent of four children in D20 I understand the burdens already in place on the District.
- **Overlooked Taxpayer Financial Burdens:** The City approved the intent to issue a \$40 million bond for this development, but rising interest rates may cause unexpected losses and residents should be worried about undisclosed taxpayer costs for additional services related to the project.
- **Negative environmental impacts:** The development may endanger and harm a Wildlife Habitat Area. The National Institutes of Health have documented the negative effects of urban sprawl and increased pollution on people and the environment.
- **Strained Community Infrastructure:** The development plan fails to address the additional strain on municipal services resulting from the conversion to high-density residential use. It also lacks details on compensating the community for increased burdens on schools and emergency resources. Moreover, there is no consideration for redesigning traffic flow to alleviate the existing stress on roads and patterns.
- **Counterproductive urban sprawl:** Adding over 630 residents in less than 8 acres will strain existing infrastructure, designed for commercial use in the 1980s, creating potential disasters and financial burdens for taxpayers, while the developer's lack of local interest raises concerns about smart growth and sustainability for Colorado Springs.
- **Impact to Surrounding Land Uses:** The development does not consider the impact on surrounding uses, particularly by the United States Air Force Academy (USAFA). In their 2018 Regional Joint Land Use Study, USAFA has identified the incompatible zoning adjacent to flight training areas has increased significantly in the last 20

years. This results in safety concerns for residents falling within flight accident potential zones, and high congestion traffic due to the numerous public events USAFA holds.

I request that the proposed project be DENIED, and reconsider future development plans within Colorado Springs to account for the voice of the community and smart city planning.

Thank you for your consideration.

Sincerely,

Mark Finzel  
2958 Wild Cherry Lane  
Colorado Springs, CO 80920  
719.661.9442

## Hubble, Logan K

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**From:** Eddie Lawrence <eddielawrence68@gmail.com>  
**Sent:** Wednesday, January 3, 2024 1:55 PM  
**To:** Hubble, Logan K  
**Subject:** My updated concerns on safety and evacuation out of Pine Creek due to wild fires  
**Attachments:** Royal Pines Apartments Letter Eddie Lawrence 12 30 2023.pdf

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Hello Logan,

Here is my new updated letter to state my current concerns with the development of the Royal Pines Apartments and the safety of existing residents in the case of a wildfire.

Thank You,

Edwin Lawrence

## Hubble, Logan K

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**From:** English Family <cwmdlrc@gmail.com>  
**Sent:** Tuesday, January 2, 2024 12:48 PM  
**To:** Hubble, Logan K  
**Cc:** Omar  
**Subject:** 10 Jan Planning Commission hearing

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For public record:

Mixing residential with business in a small area is only a good idea when the apartments are above the shops. Business parks are used 9-5, adding residence will disrupt the land use. Imagine if previous Commission members approved apartments inside The Promenade Shops at Briargate. When residence begin to abuse business parking spots, I think the builder should be responsible for tow fines, when PCVA residence are tired of the extra traffic on Purple Plum Way the builder should pay for the barriers (similar to those on Heartwood Dr. and Tuscan Grove after the stop signs went in on Royal Pine and Heartwood), and finally when the three existing businesses move out, the builder should have to pay the lease when empty for three months until occupied every changeover.

If the Commission believes these issues will never be a problem, then there is no reason not to make these stipulations for project approval. If the Commission thinks any one of these issues could come to fruition and approves the project without holding the builder responsible for the second and third order affects of today's decision then each yes vote is a public declaration of passing these costs to the low income family, PCVA residences and the commercial land owner.

The builder is receiving grants, tax credits and profiting on the rental income. Why should they be immune to the financial burden imposed by their poor planning and taking advantage of illogical changes in city zoning regulations and standards.

R,  
Chad English