

Thelen, Lonna

From: Kate Tangney-rogers <tangnk2@yahoo.com>
Sent: Sunday, April 5, 2020 8:57 PM
To: Thelen, Lonna
Subject: Housing Project at Hwy 115 and Pine Oaks Road

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Dear Ms. Thelen,

I am writing to you of my concerns about the projected housing project for 240 units at Hwy 115 and Pine Oaks Road.

Hwy 115 is already the ribbon on death and the intersection of it and Pine Oaks Road as a down slope, gets icy and very dangerous when it is snowy, snow-packed and/or icy. I have driven on Pine Oaks Road for 22 winters and am very glad when I have had a 4-wheel drive vehicle, particularly on that last curve, as sometimes, I have been unable to stop and have slid slightly into Hwy 115!

The additional foot and car traffic that the archery range has caused has been an additional hazard, as have "visitors" from the city or base who drive up Pine Oaks Road looking for a place to camp out. We have even found strangers park on our property at dusk and they were camping! People drive onto our property all the time, trying to get access to the State Park.

I can't imagine the amount of additional unwanted "visitors" that will be driving up our private road and the exceptionally hazardous driving congestion up to 480 additional cars will cause at the Pine Oaks Road and Hwy 115 intersection! The threat to our safe community with children and elderly cannot be underestimated! No one seems to read the Private Road signs and cars are always parked on Pine Oaks Road now.

I imagine you will be paying for our driveway privacy gates to protect us from the encroachment of this overcrowding that is planned for our road? Our property and our families will no longer be as somewhat safe as they are at this time.

Please reconsider the scope and planning of your project!

Sincerely,

Kate Tangney-Rogers, RN
7650 Pine Oaks Lane
Colorado Springs, CO 80926
719-579-0740

Thelen, Lonna

From: Gail Patterson <gcpat@earthlink.net>
Sent: Sunday, April 5, 2020 7:00 PM
To: Thelen, Lonna
Subject: Proposed apartment complex at hwy 115 and Pine Oaks

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To Lonna Thelen,

Thanks to "Nextdoor" and a conscientious member of the same, it has been brought to my attention that another deadline has been posted in such a way as to severely limit those of us who desire to voice our thoughts. I'm appalled that there appears to be what could be construed as a deliberate attempt to push something through without the opportunity for those directly affected to speak out.

I have lived in Cheyenne Mountain Estates for 25 years. Having seen many changes to the environment over that time, I have come to appreciate this particular locale more than ever. The very reason many, if not most of us are here and choose to remain established here has to do with the reason Cheyenne Mountain State Park is where it is. The unique ecosystem along the foothills remains in a delicate balance that still allows those of us here who appreciate the rural environment to live in harmony with that environment. The proposed project at this site will undoubtedly have an immensely profound affect from breaking ground and construction, involving bringing in power and water, to the very presence of that many people living in what could no longer be considered rural.

Speaking of water, that has been another rather delicate balance in this area as well. During some of the worst of drought around 20 years ago, we were forbidden from outside watering at all and here in the mobile home park the meters were read weekly instead of monthly with fines imposed on those exceeding the allotment designated at the time. The water table all along the foothills here and south of here was so low, even those along the Turkey Creek area were having to haul in water from outside the area. Our source (on the May property, adjacent to the south) had dried up completely. We were forced to purchase a tanker and hire a rig to take it to Fountain where we purchased water for this Rock Creek Mesa system, trucking it in regularly for months. I don't see how this project could possibly have anything but a negative impact on our local water system let alone those to the south of here.

Then there is the impact on local wildlife, which is, I believe, very high priority for the immediate neighbor to the north, Cheyenne Mountain State Park. Quite honestly, it is high on my own list of why I have enjoyed living in this particular location for well over two decades. There is no way a complex of this size in the location proposed will have no impact on the local wildlife and ecosystem here.

When I owned my business and traveled highway 115 daily, the traffic had begun to increase and continued to do so over the years. One of the locations that has consistently remained prone to accidents is the very intersection proposed to become inundated with an exponential increase in traffic. I consider that unwise. Call it opinion if you will; it is valid nonetheless.

So, my voice may be a small one, but will not go unheard.

Respectfully,

Gail Patterson

Thelen, Lonna

From: Carrie Haze <cchaze122@yahoo.com>
Sent: Sunday, April 5, 2020 2:04 PM
To: Thelen, Lonna
Subject: Development pine creek

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I would like to sound off about the insanity of developing another 240 apartments up here at 115 and Cherokee. We have seen the proposal for the new water and sewer lines with a lift station and the estimated cost of 8 million dollars. There has been no plans for the increase in traffic. The traffic along 115 is already very dangerous. With the heavy truck traffic, the insane gate traffic from the base and the usual traffic from the weekend escapes, adding 400 or so more cars trying to turn into the neighborhood is nuts. I must ask myself where is logic in this development. Who is going to pay for the necessary water and sewage development. Is this going to be a repeat of the village seven development that the property taxes were 10x higher than the rest of the town. This plan and expense was never on any ballot for tax payer approval. We were basically told we are doing it. This is wrong and you know it. Again like we had any choice for this inside slimy deal. If you would like to contact me. Christopher Haze. 8520 Piute road. 7196517620.
Sent from my iPhone

Thelen, Lonna

From: Felicia Grillo <feliciagrillo485@hotmail.com>
Sent: Sunday, April 5, 2020 1:58 PM
To: Thelen, Lonna
Subject: Hwy 115 & Pine Oaks

Follow Up Flag: Follow up
Flag Status: Completed

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Hello Lonna,

I sure could use an update on this project. A neighbor just informed me that tomorrow (4/6/20) is the deadline for comments.

I had assumed-shame on me-that with the current state of affairs that all of this was on hold!

We certainly can't have meetings on this with the stay at home orders and personal safety concerns.

Can you please tell me where we are as a community in regards to what is going on with Mienka and his project.

I am glad you are working from home and I pray that you and yours stay safe.

Respectfully,

Felicia Grillo
719-650-7257

Thelen, Lonna

From: CaraV <cvandiver23@gmail.com>
Sent: Sunday, April 5, 2020 1:14 PM
To: Thelen, Lonna
Subject: Pine Oaks Development

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Tom Byes and I live on RCMR. We BOTH are very much against the development. If it can't be stopped , then we think the development should be scaled back to at least half of that or more! Traffic is bad enough now on 115 with all the truckers and other traffic going up and down the hill at 70-80 or more miles an hour. Someone is going to get killed. That intersection or this area is and was not built for that type or size of development.

Cara Vandiver

Cell: 561-722-1623 **TEXT**

Landline: 719-579-6882 Call

Tom Byes

Cell 719-359-0519

Thelen, Lonna

From: Angelina Kelly <angi.greg@yahoo.com>
Sent: Sunday, April 5, 2020 12:42 PM
To: Thelen, Lonna
Subject: 240 apartment complexes on 115 and pine oaks

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I think this is a great idea to build more housing here

[Sent from Yahoo Mail on Android](#)

Thelen, Lonna

From: GREG ANDERTON <gdac1@msn.com>
Sent: Sunday, April 5, 2020 12:42 PM
To: Thelen, Lonna
Subject: Proposed apartment complex at Pine Oaks & HWY 115

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This intersection CAN NOT handle the type of traffic that this size of an apartment complex would bring. Also what fire district is responsible with adequate response time and why were initial hearings of this project with held from all nearby residents? Is this developer getting a free pass?

Your NO VOTE TO THIS DEVELOPMENT means a safer HWY 115 and even a safer rural area.

Greg Anderton

8160 Piute Rd Lot 95

Colorado Springs, CO 80926

Thelen, Lonna

From: egibson1982 <egibson1982@yahoo.com>
Sent: Sunday, April 5, 2020 12:20 PM
To: Thelen, Lonna
Subject: Apartment Complex at HWY 115 and Pine Oaks Rd.

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Good day,

I am writing to you as a very concerned citizen regarding a new build being planned at HWY 115 & Pine Oaks Road.

This area is beautiful and full of wildlife, there is a very active archery range in this area also.

This particular area has a single traffic light for traffic between HWY 115, Pine Oaks Road, and Titus BLVD. This intersection is known for severe traffic accidents. The traffic load is ALREADY too high for that light. Adding an additional 400 to 500 vehicles exiting that area will literally be catastrophic.

As you drive south on HWY 115 it is an increasingly beautiful area. Nature, trees, wildlife, modest and incredible homes across the area. The more building that takes place the more danger everyone is in. Our Wildlife will not do well with more land taken away. We have an amazing bear population that we get to see regularly. They do not harm us in any way, but the more people in this area put them in harm's way. We have already lost many bears because people do not take proper precautions and then complain to Department of Wildlife, who then have to take horrid measures because of human beings thinking they are more important. Aesthetically this is very upsetting to long time residents in the area. We moved here to be outside city limits. This is bringing the city limits to us.

As I am sure it won't matter what we say because money talks, we do as a community request the added traffic be taken in to consideration for the safety of us all.

This area is not able to handle what is already in place. Canon City and Colorado Springs Correctional Facility Staff traffic is huge. Then the Military Traffic, which is massive, but appreciated as they protect us. Then the average citizens who commute to work and school. The school buses that already struggle with the traffic.

There is a lot that will be impacted by this addition. It will impact the archery range, which is one of the most amazing archery ranges I have ever seen.

Please I beg of you to consider the impact on the lives of all, not just the lives of the deep pockets in charge of the project.

Sincerely,
Elizabeth Gibson

Sent from my Samsung Galaxy smartphone.

Thelen, Lonna

From: Robert Rogers <bert.t.rogers@gmail.com>
Sent: Sunday, April 5, 2020 11:45 AM
To: Thelen, Lonna
Subject: Development at 115 and Pine oaks Rd

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I am Robert Rogers, and I work part-time in Rock Creek Mesa Water District and live on Pine Oaks Lane. I just read the sign posted at Pine Oaks Rd and 115 and saw that you ask for comments on the 240 unit apartment complex to be built there. I know we cannot stop the development, but I strongly believe it needs to be down sized for safety reasons.

The proposed 240 apartments means 400 to 500 cars accessing 115 from a 100 foot section of Pine Oaks Rd. The location, directly across from Fort Carson gate 5 means a lot of the occupants will be military and leaving or returning at the same time each day. The intersection cannot handle this kind of traffic. All you need to do is stand at the corner of 115 and Pine Oaks Road and imagine even 50 cars trying to access 115. I find it hard to believe that this project has gone this far without taking into account the obvious traffic safety issues.

I have had several close calls at this intersection due to semi trucks and passenger cars trying to beat the yellow light. If you have not heard from other residents it is because we have not been properly notified . It was only by chance that I saw the posted notice today.

Please take the time to visit this intersection and I believe you will understand my concerns.

Thanks

Robert Rogers

[1 min ago](#) · The Mesa in [Crime & Safety](#)

[Thank](#)
[Comment](#)

Thelen, Lonna

From: Sibyle <sibyle@gmail.com>
Sent: Sunday, April 5, 2020 11:03 AM
To: Thelen, Lonna
Subject: 240 unit apartment complex on highway 115

Follow Up Flag: Follow up
Flag Status: Completed

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I am concerned about the amount of traffic that this will bring to these intersections.

What will be done to handle the large increase in traffic that this apartment complex will bring?

Thank you,
Brooke Teal

From: Thelen, Lonna
Sent: Wednesday, September 9, 2020 4:09 PM
To: Lobato, Elena
Subject: Sundance at Rock Creek

Elena,

Please provide the email below to CPC as a neighborhood comment for the Sundance at Rock Creek item.

Thanks,
Lonna

Lonna Thelen, AICP, LEED AP BD&C

Principal Planner | South Team
Phone: (719) 385-5383
Email: lthelen@springsgov.com

Work hours: Tuesday, Wednesday and Thursday 7 am – 5:30 pm

From: Robert Rogers <bert.t.rogers@gmail.com>
Sent: Wednesday, September 9, 2020 12:02 PM
To: Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>
Subject: Sundance at Rock Creek

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City Planning Commission,

I have lived on Pine Oaks Road for 23 years and use it daily to access Highway 115. During this time I have had several close calls trying to turn north on to 115. I read through the traffic study and was shocked to see such low numbers predicted for morning and afternoon peak hours. This development is directly across from Titus Boulevard (Fort Carson Gate 5) and as a result the majority of the occupants will be reporting to and leaving work at Ft Carson in the same time frame. I do not believe that this fact was given proper consideration in the traffic report.

The report predicts a maximum of 84 and 81 cars in and out at peak hours and a total of 1,774 trips per day. Considering the number of trips per day and the fact that most of the trips will be in the same time frames, this will turn a well functioning intersection into a traffic disaster. The report also ignores the fact that there is a State Park Archery Center directly across from the Sundance development. The archery center on Pine Oaks Rd has become very popular and often holds events that can tax the intersection without the addition of 1,774 cars per day. The traffic report correctly list the maximum queue footage on Pine Oaks as 94 Ft. This means that there is not even room for 10 cars to line up to access Highway 115.

In my first letter to the project manager I requested that anyone voting on this project visit this intersection. I would like to repeat that request. I drive by it daily and I cannot imagine an additional 1,774 cars using it safely. I am aware that we cannot stop this development but I believe we can limit it to a reasonable size and do it safely. When I first saw the development plans I thought the developer was asking for the moon when he requested a 240 unit complex on 14.2 acres less than 100 Ft from Highway 115. I thought that surely the city council would scale

this back to a reasonable number. I have not seen anything in the plans or correspondence that indicate that you have even considered scaling this project down. I can only ask that you **please** reconsider the size of this project and the traffic safety hazards it will create.

Sincerely
Robert Rogers
7650 Pine Oaks Lane
Co. Springs Co.
719-579-0740



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