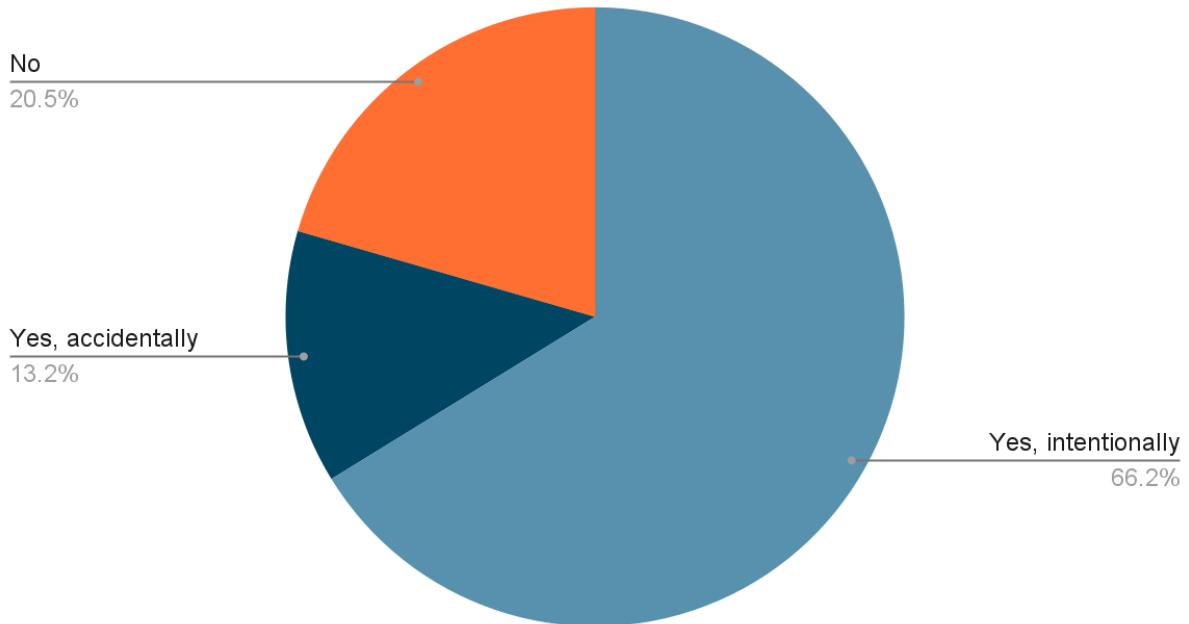


Traffic Study Survey Results

As of 1/1/2024

Q1. Did you participate in the traffic study?

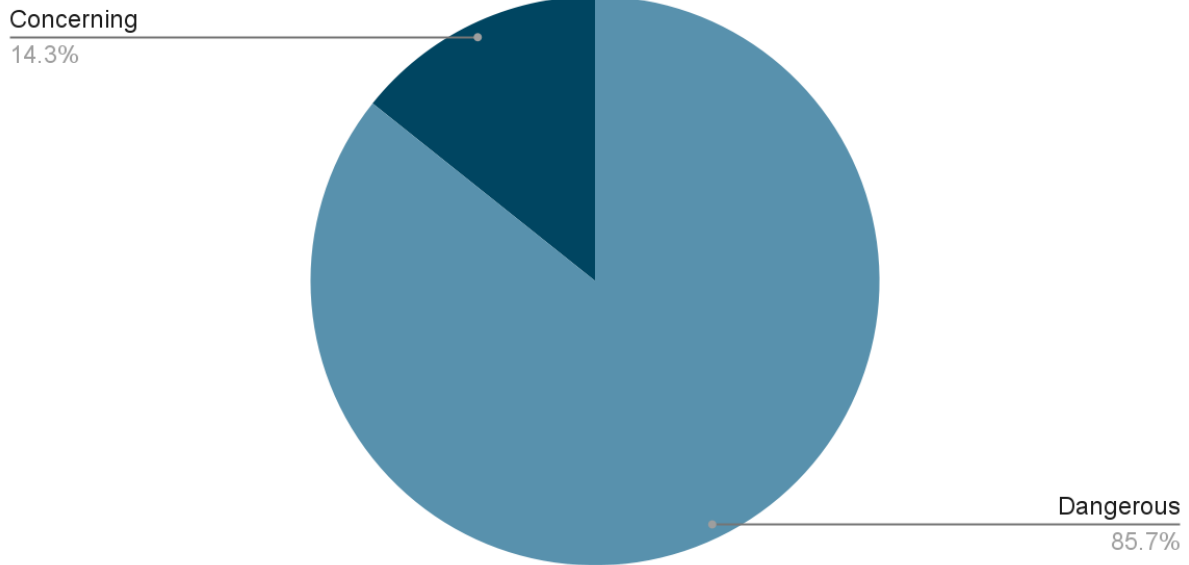


Answered: 151

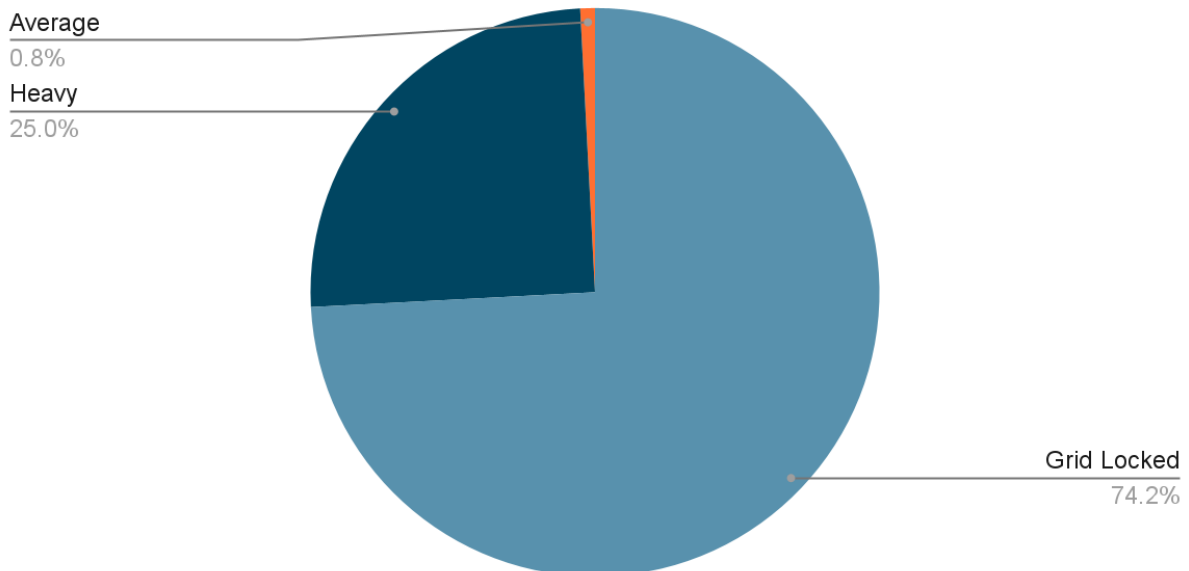
Options:

- Yes, I intended to participate.
- Yes, but I was accidental background traffic.
- No, I did not participate.

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?



Q2. If you participated, how would you describe the traffic you encountered during the traffic study from 9:30am to 10:00am?

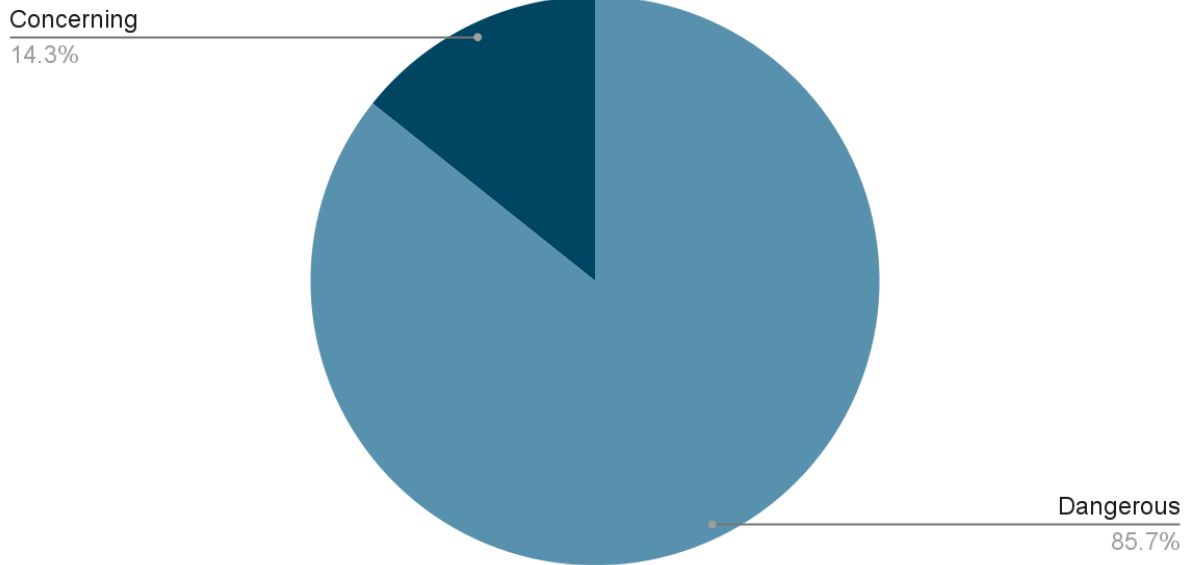


Answered: 120

Options:

- a. Grid Locked
- b. Heavy

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?



- c. Average
- d. Light
- e. None

Answered: 147

Options:

- a. Dangerous
- b. Concerning
- c. Perfectly Safe

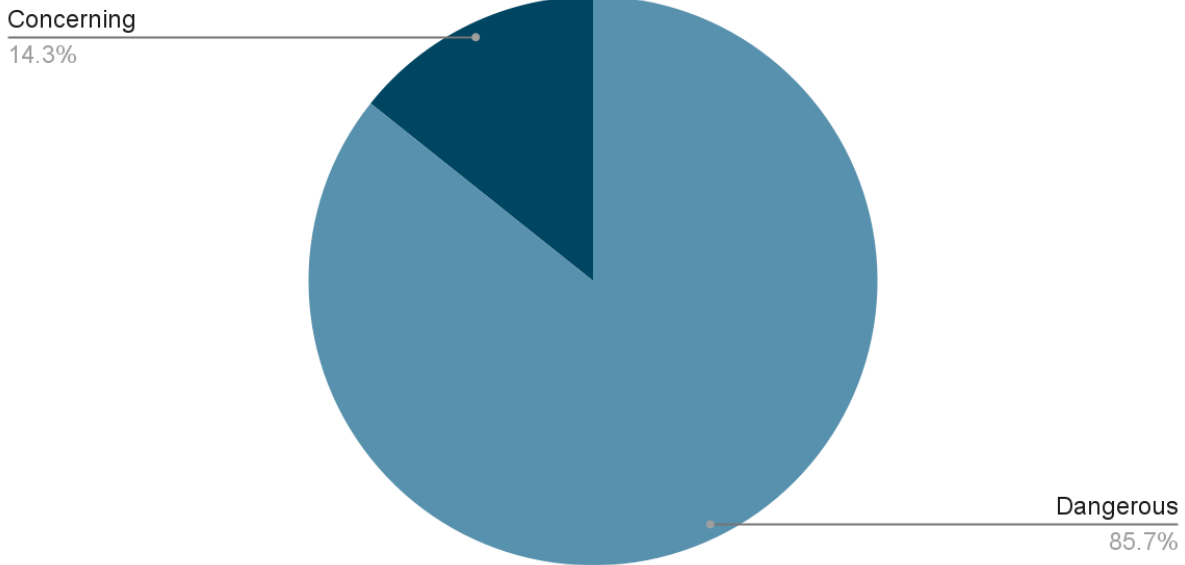
Q4. Any additional thoughts you would like to share?

Answered: 103

"Too many people exceeding the original traffic design. Getting in and out of the neighborhood is currently bad enough, and it'll be much worse after you cram 300 additional families in an area not designed to accommodate that increase. If we ever have to evacuate for a fire (like we came close to a few years ago from the Black Forest fire), folks may not make it. Dangerous -- and there are other locations further up Powers (north of Old Ranch) that make much more sense." - *Scott H Schlieper*

"Adding that many additional cars to our neighborhood is VERY concerning. This study was done in a polite, safe manner. Under emergency conditions, people would be in a hurry, not

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?



allowing people to properly zipper and yield to traffic. Additionally additional vehicles to the mix would put us all at extreme risk." - Heidi Brittain

"Thank you for organizing this activity. Looking forward to the highlight reel!"
- MARK DEL GUERCIO EA

"The study was held at the beginning of the holiday break for our school district and we were out of town. I know others who were already traveling and unable to participate, but who wanted to, like myself. I lived through both of the fires in our town and knew firsthand families caught in gridlock while trying to evacuate. For this reason, having such a complex included that will increase traffic by so many is very alarming." - Katherine Holmes

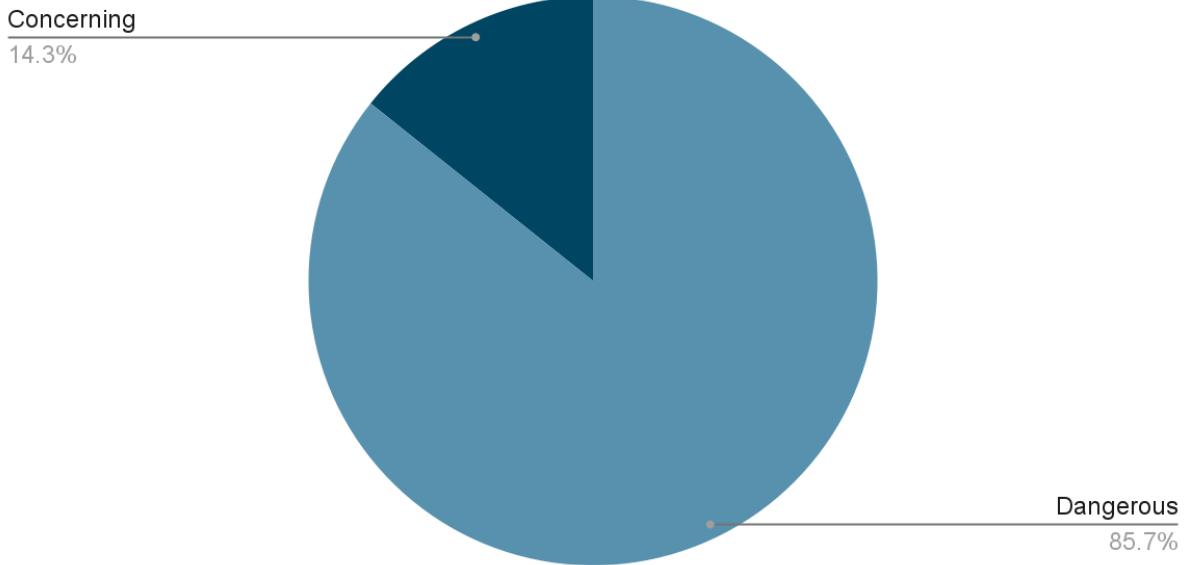
"People were fairly pleasant in the very heavy traffic, but in an evacuation I can only imagine the terrible events that would occur at this tiny roundabout." - Jennifer Pohlmann

"There should be a real traffic study done" - John Miller

"Too many units and houses for evacuation. You also want to add a new development at Old Ranch/Chapel Ridge in the Bison Ridge subdivision. Where does it stop??!! How are all of these residents supposed to get out in an emergency. How many of the people who approve these developments actually live in these areas?? If they did, it wouldn't pass approval. The greediness of developers and the City needs to stop and take care of the residents you do have in this City!" - Patricia Skrdlant

"This development will be a drain on our community due specifically to the density of vehicles that will be added to this traffic circle." - Michael Fraser

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?



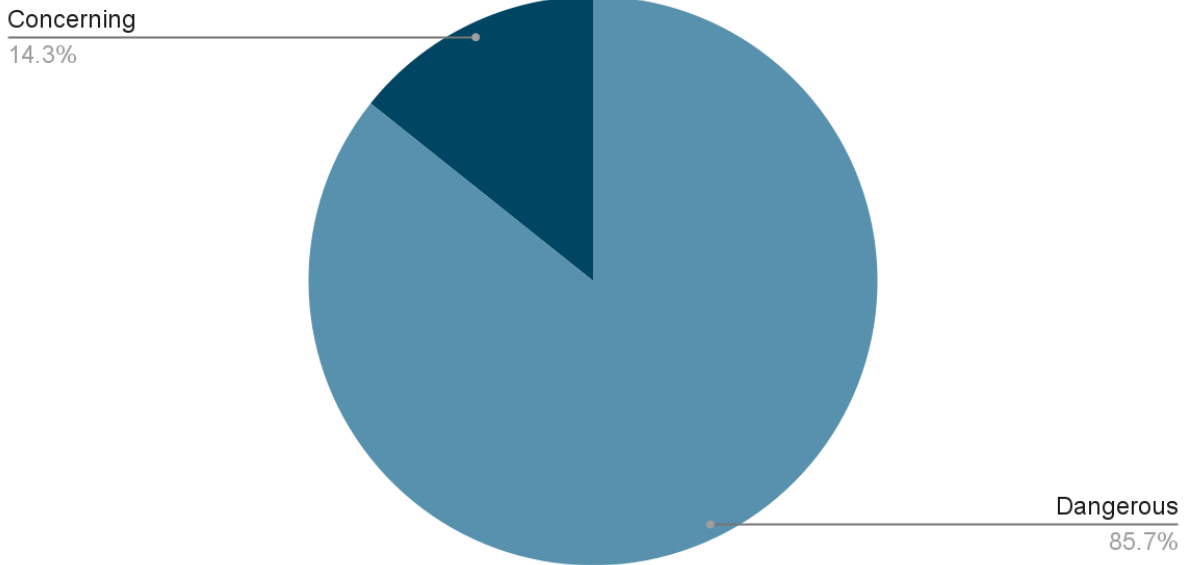
"The true volume of cars exiting would be even higher in an emergency situation--there will be an additional hundred plus cars exiting from just the apartment complex, something which we could not fully simulate. Another consideration is that we were all calm and courteous during this exercise--the more likely scenario is panic and people cutting in front of one another, causing accidents and further blockage on a single lane egress roundabout. If there is any blockage due to accidents on a narrow egress such as our situation, getting out expeditiously will be extremely problematic. Also, emergency vehicles will need ingress and egress points into and out of the neighborhood, which will cause further blockages. The recent real world examples we have to go off of were fast moving fires, such as the one in Hawaii--every second counts. There is no reason to put us all in danger by further congesting an area at the mouth of our neighborhood--the dangers far outweigh any perceived benefits. The difference in time will jeopardize not only the current residents, and the tenant of the proposed complex. The city should be liable for such endangerment." - *Steven Glendenning*

"There's already too much traffic there. It will back up through to the intersection with more cars." - *Diane burton*

"Because of Heavy/Grid Locked traffic, I don't know how emergency equipment could make it to the apartment complex to help the occupants." - *Donald Hopkins*

"Especially for possible fire evacuation, the intention to put apartments at that location is absurd and exponentially dangerous. Even normal traffic flow on a normal day will be a wild and predictable mess. Residents in the Howell's Road/Arrowhead area above North Fork successfully fought the city/county over development issues there, so let's hope." - *Grant Goodeve*

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?



"Adding additional traffic would pose a serious threat to the Pine Creek residents as it would create gridlock in the event of a wildfire." - John Romo

"This was with only a small fraction of our community participating. Many households have more than 1-2 cars. This study does not include the full amount of people that would be leaving the proposed apartments either. This is very dangerous & concerning if a wildfire with heavy winds were to blow through, many could potentially die trying to escape our community."
- Dana McMullen

"The traffic circle on Royal Pine will not support the increased traffic the proposed multi-family development creates, especially during an emergency." - Cliff Bratten

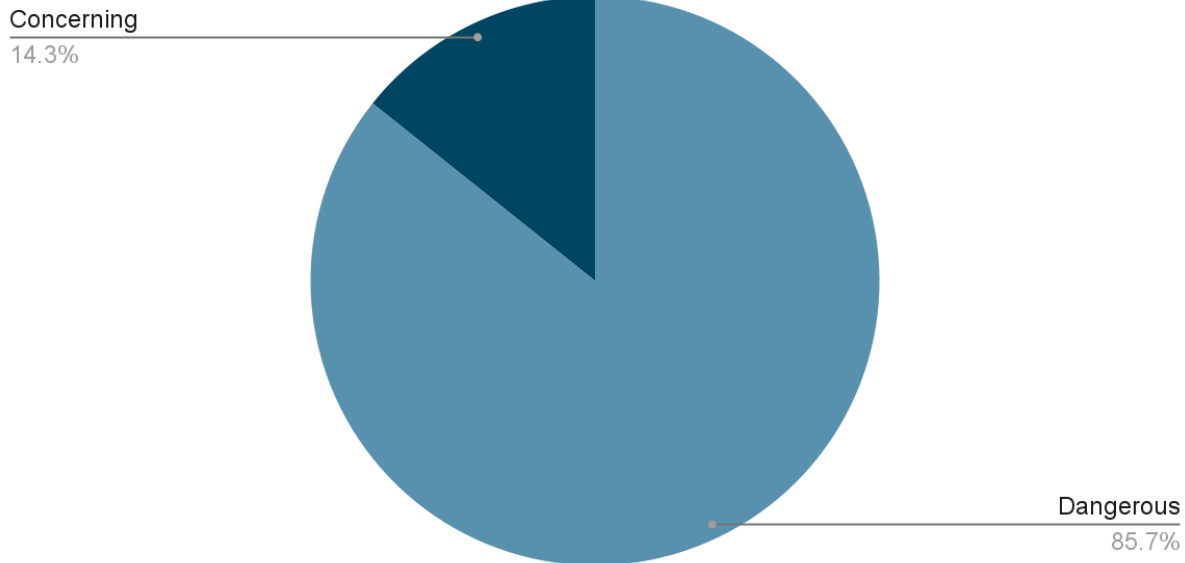
"I know I was never contacted when they rezoned the area to allow for 4 story buildings. This city council needs to be removed by the voters if they don't care about the citizens rights. They should put in a smaller nursing home or let this go back to commercial zoning. Keep doing what you're doing to stop it even if legal action is required." - Joel R Kane

"Build out east, build the infrastructure needed to be safe." - Brian Olivier

"While I did not participate in the traffic study, the addition of apartments will most definitely increase the volume of cars in the neighborhood. Thus, presenting traffic congestion which is certainly concerning, and would present dangerous situations when an evacuation is required."
- Gregory Elder

"Traffic on Royal Pine as well as turning onto and off of Royal Pine is constantly increasing. The proposed apartment would only add to the misery and cause safety issues, particularly in case of emergencies. The planning commission and city council are bound and determined to build

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?



the complex without consideration of safety or of our opinions. There are many other neighborhoods that can better accommodate this complex." - *Judith Oppenheim*

"We had a death in the family so couldn't participate. But extremely concerned about traffic coming and going with new apts. also just traffic parking poss on streets and around there due to lack of spots to park in" - *L melahn bowater*

"Cars wanting to avoid the gridlock in the Circle on Royal Pine were making U-Turns at Palazzo Grove and Royal Pine and near the Habitat area on Royal Pine - many many cars making the U-Turns." - *Dana Eken*

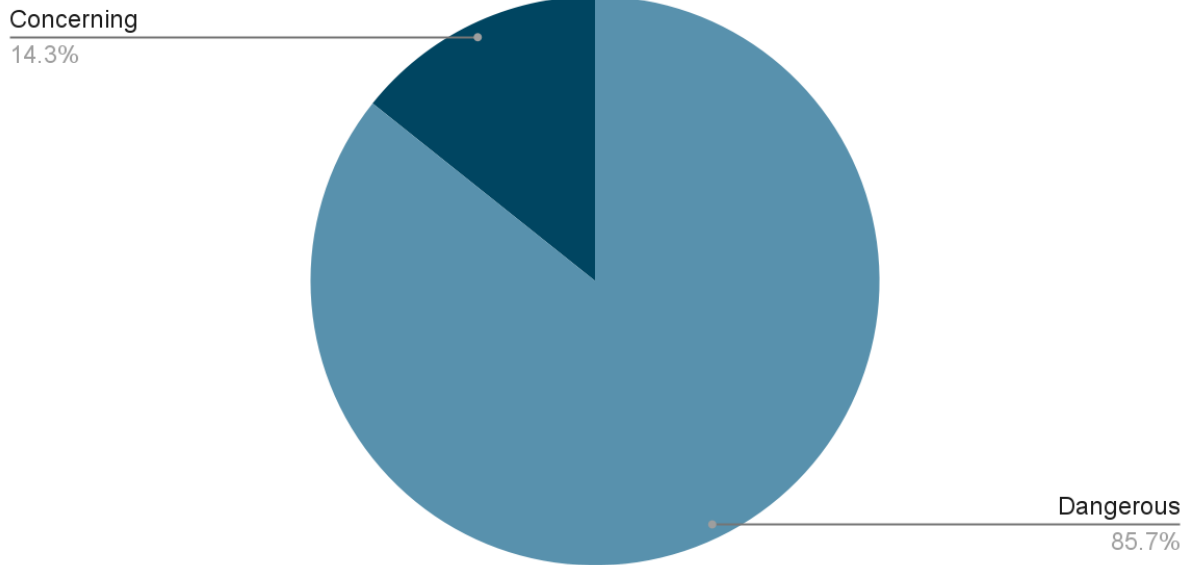
"It was gridlocked without an emergency. If the adjacent open space was on fire it would have been terrifying. It might make you want to abandon your vehicle and get out of there on foot as opposed to trying to exit in a vehicle, causing even more life threatening problems." - *Jim Wilkerson*

"This is not intended to keep the neighborhood's traffic flow safely, concerning with School bus route and morning exiting out the neighborhood for parents and working individuals. The accessibility seems overwhelmingly concerning." - *Vanessa C*

"When an emergency happens people will need to leave ASAP. PC has few congested ways out of the area. Adding apartments that flow into PC traffic will potentially put lives at risk due to traffic congestion during an emergency evacuation." - *John Barto*

"If there will only be one exit/entrance for that many vehicles, it is not safe for all involved." - *Mark Hooey*

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?



"The current pine creek neighborhood roads are not set up for heavy traffic. The road conditions and maintenance required for additional traffic will lead to danger to joggers, bikers, pet walkers, children and other pedestrians. I am strangely anxious about it based on the personal experience I had during the traffic study." - *Suzie Li*

"If we ever had any serious evacuation notice, we would be in a lot of trouble getting out of the development." - *Kristina mcguy*

"There's only one entry/exit to the development; how does the fire dept feel about that?" - *Mackenzie Macintyre*

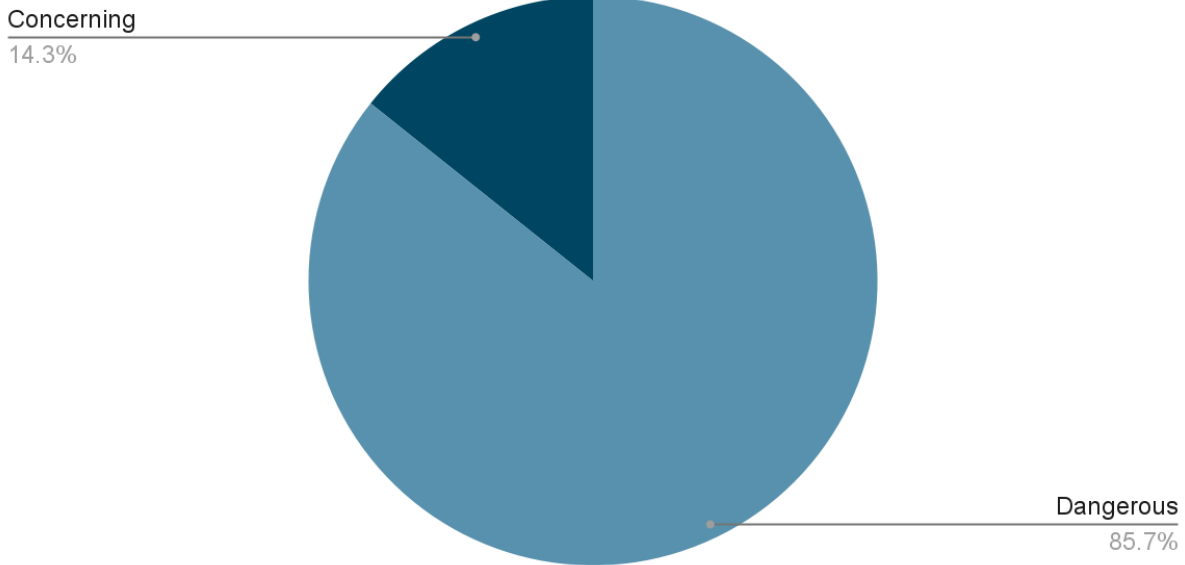
"I dont think people purposefully participated. That's is the reality of traffic in the area." - *Myra Valdez*

"City should buy the land for police academy" - *Ronnie Ray*

"The traffic study was a very controlled study and people were frustrated but patient. If an emergency was happening, the controlled Chaos we participated in becomes uncontrolled chaos. People will not be so patient at letting others through as was done during the study. The length of time to get everyone out will increase 10 fold and the possibility of accidents and injuries poses a higher risk." - *Paul & Verdie Williams*

"The grid lock was immediate. I started at the dentist office and didn't even make it into the circle before everything was at a standstill." - *Debi Holland*

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?



"I hope that the city planners consider the risk they expose tax payers (and themselves) to if they approve this rezoning when it is clear that the traffic issues represent not just inconvenience but rather predictable risk." - *Craig Rohan*

"Not a fan of adding any more traffic or low income housing to the south side of the easement in the Pine Creek area. Very poor planning for the community." - *Paul Carlton*

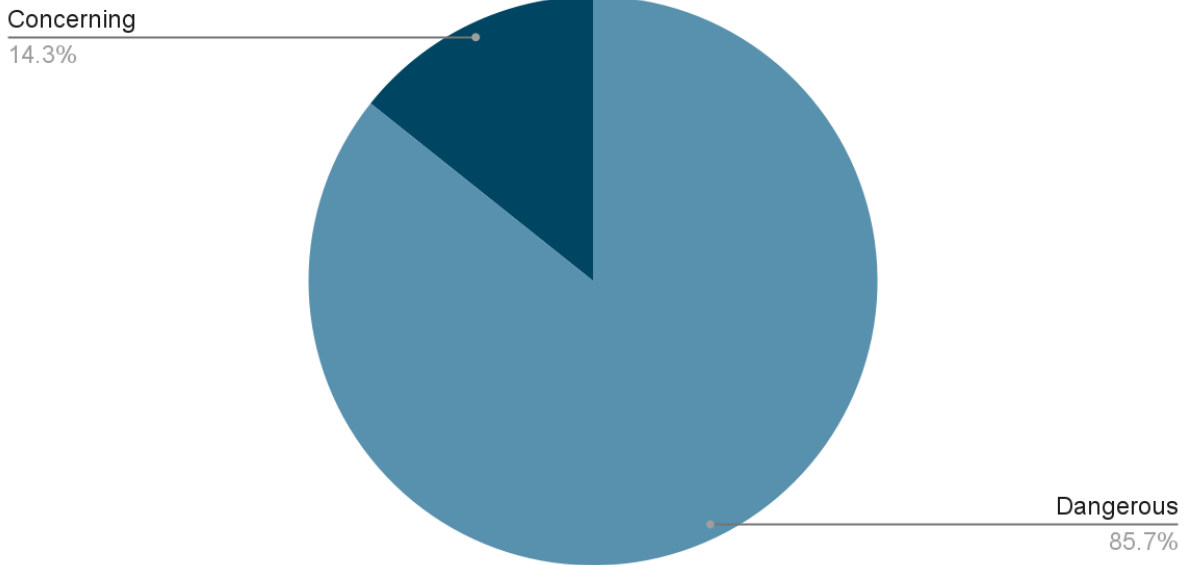
"There is not adequate road infrastructure to accommodate the extra vehicles and if this complex is built it will create a potential life threatening situation should an immediate evacuation of Pine Creek be required." - *Chris McBroom*

"If the apartments get built, the traffic circle will be a choke point and totally inadequate for handling a mass exodus of cars from Pine Creek in case of a wildfire or other similar emergency requiring evacuation. Add to that the potential of vehicle accidents or breakdown at the circle and it has the potential for a disaster and huge loss of life. Either fix this bottleneck to allow safe flow of traffic or cancel the apartment project." - *Brian K Livie*

"The traffic study was done at the roundabout leading to the Royal Pine and Union intersections which is a great way to get to 21. I live near the Stoneglen and Royal Pine roundabout which is the best way to get to I25. There needs to be a traffic study at that intersection because there will be a lot of traffic backlog caused by people (and buses) who are turning left on Briargate Parkway to get to neighboring schools." - *Samirah Mohammed*

"I dont think that the exercise truly represented an evacuation, the light at Union was the bottleneck. In a true evacuation people would continue through the light at union and likely turn right. also there would likely be some traffic control." - *Joe Goode*

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?



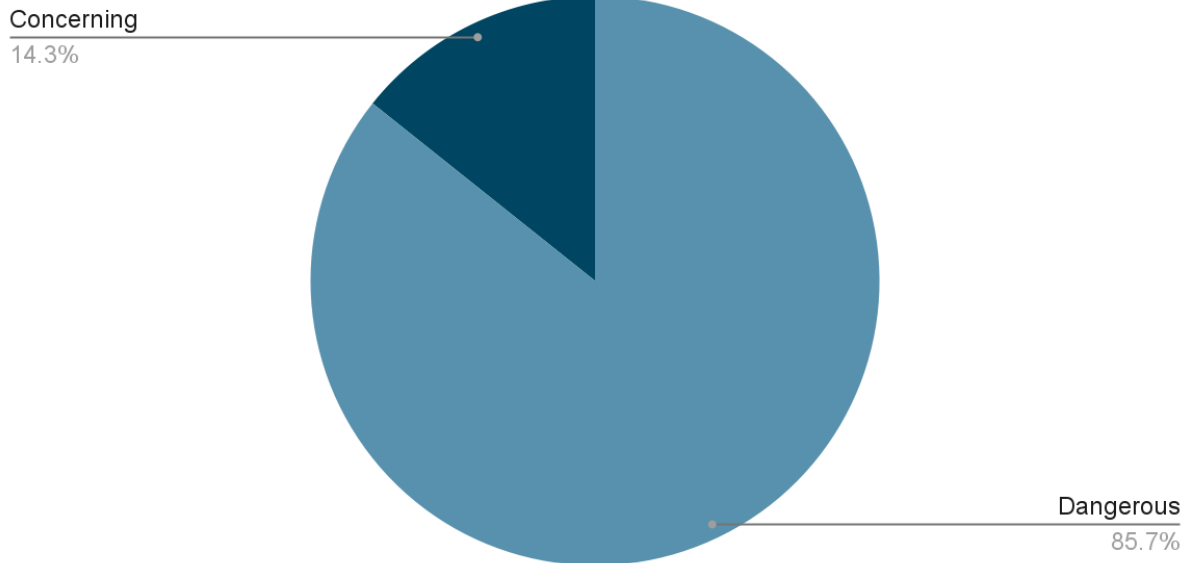
"Although many of us exited into the circle from the location of the proposed apartments, I think the amount of cars leaving at heavy traffic times like morning and evening, commute, and school pick up times would be much worse than evidenced in the study. It truly was gridlock and I couldn't help but notice the extreme frustration on some work vehicles that got caught up in the traffic. Big thanks to the committee for spearheading this." - *Lin Dupre*

"Not only will the traffic circle be effected but also the fact there will be a large increase in traffic using Royal Pine Dr. heading in either direction. In addition, the added traffic using Pine Manor coming off of the circle will be particularly negatively impacted as cars use that as a quicker path to and from Briargate Pkwy than going to Union and Briargate Pkwy. Because Pine Manor is a hill approaching Briargate, the speeding will be yet another issue making it more dangerous." - *Ronald Ruhl*

"As a controlled survey, drivers were more cautious than would happen in an emergency. T The traffic circles, single lane, are a serious problem right now. Additional apartments will exacerbate the problem. Sadly, as the City put out an RFP, with \$40 million to spend this was almost a done deal before it was officially proposed. This project did not receive the normal required environmental studies and I would like to know why not. I personally observed an auto in the roundabout that hit the curb and disabled the car. In order to get past the car other vehicles had to drive around the roundabout in the wrong direction. A problem like that is certainly a possibility. Good luck on a one lane roundabout trying to get 3,000 cars out in an emergency. There must be an emergency contingency., like direct entry to Powers." - *James VanderWal*

"My only suggestion would have been to allow participants to proceed both straight and to the right at the Union and Royal Pine traffic signal to better align with the traffic patterns. My

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?



observations, were every participant turned left at that signal, which I agree with be a large percentage, though not 100%." - *Jeff Forge*

t

"This is a terrible idea." - *Tamara truax*

"Being a firefighter it would be impossible to get out of the neighborhood in time in a situation where an emergency was declared. Also it would limit first responders from entering in time to bring the situation under control. In an actual emergency it would be much worse due to more vehicles and panic that would occur." - *Kyle Schleder*

"The traffic was more serious than I thought it would be. Adding these apartments and people will make it even more dangerous." - *Patricia Baer*

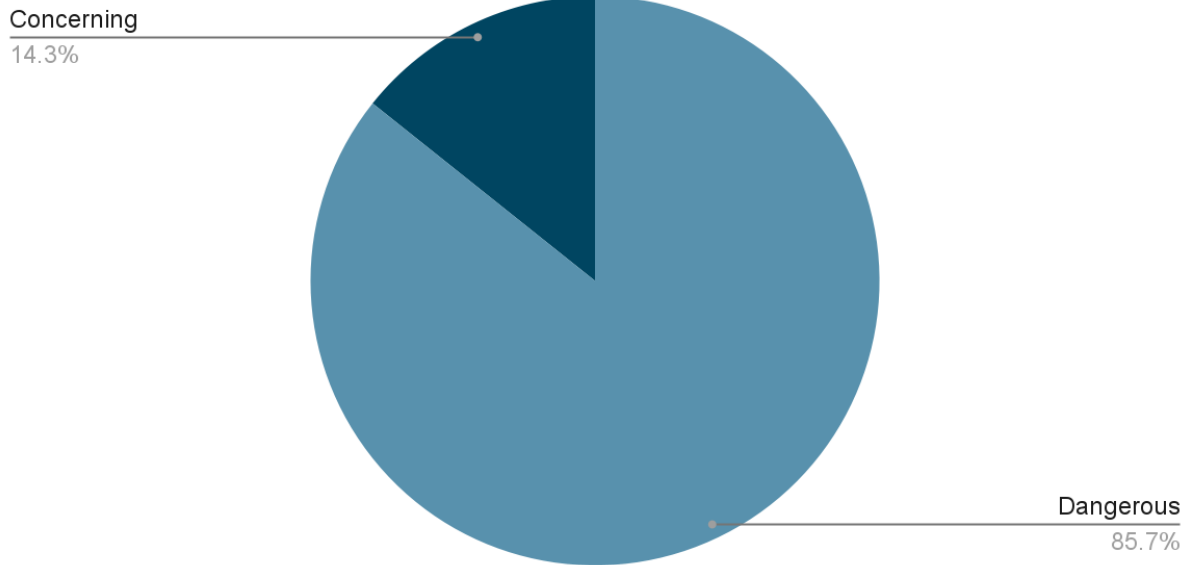
"Thank you for your hard work!" - *Tracy Collier*

"Adding this much additional traffic to this area, and forcing them to all go through the traffic circle would cause significant delays during normal busy period and extreme dangers during times of higher traffic volumes." - *Scott Lee*

"I think a planned study will get thrown out by the government. They're going to say you brought more cars than expected. Would be better to do an unplanned study during normal rush hours." - *Mark Finzel*

"I am worried that this project will have a negative impact on traffic making it hard to evacuate all the residents of pinecreek via royal pine and union, safety." - *Rashid*

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?



"Unfortunately I was not able to take part in the study. However, after seeing the results of the Maui fires this summer I am very concerned. The long lines of burned out cars and the number of people that were burned to death in their cars was frightening. It would be difficult enough to evacuate as the neighborhood is now. Adding several hundred additional families and vehicles to the already crowded roads is a recipe for disaster." - *Ken KITCHEN*

"THE AREA IS ALREADY CONGESTED WITH TRAFFIC COMING OUT OF BOTH CORDERA AND PINE CREEK. CROSS TRAFFIC IS HEAVY AND THE TRAFFIC LIGHT NEEDS ADJUSTING" - *ANJMUN SHARMA*

"Absolutely and completely against this development. Build additional medical offices but it cannot contain 200+ cars. Way too unsafe." - *Bethany Kennedy*

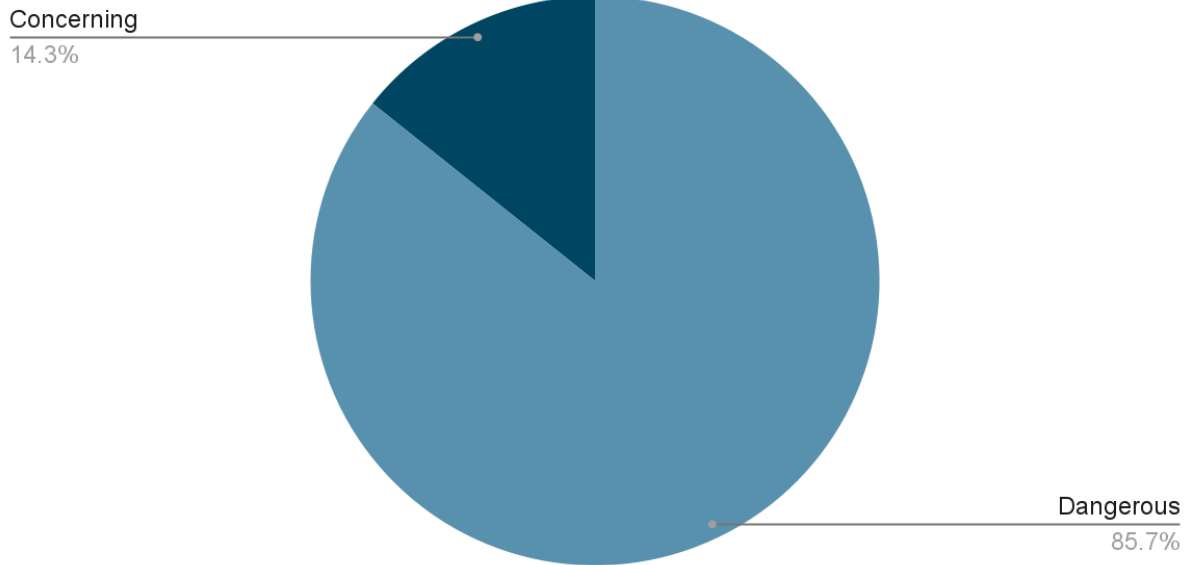
"Thank you for coordinating this study! It was a real eye opener." - *Tricia Del Guercio*

"I set a stop watch on 2 different routes out of the neighborhood. To get from the dental clinic to the stoplight on Union took over 8 minutes. My second route was from Orchard Park Trail through the same stoplight took over 29 minutes. Totally unacceptable in light of traffic would increase exponentially!!!" - *Debbie Golucke*

"I'm very worried about the extra traffic, extra cars and extra kids in the schools. If there must be affordable housing in this area it would be more beneficial to our community to have it as a senior affordable living community. There would be less vehicles and no children." - *Christina Shields*

"Traffic circle could not handle the amount of traffic there would be if there was a wildfire, and some residents would be trapped and unable to get out in time." - *Barbara gonser*

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?



"I really hope the city comes to their senses after this traffic study and realize what a bottleneck traffic will be with added apartments. I cannot even comprehend why they would even think to put apartments there with only one way in and out of that area." - *Cindy Kancir*

"Very organized traffic study. Shows how dangerous more cars could make our escape in case of fire. Thanks" - *Charles Baer*

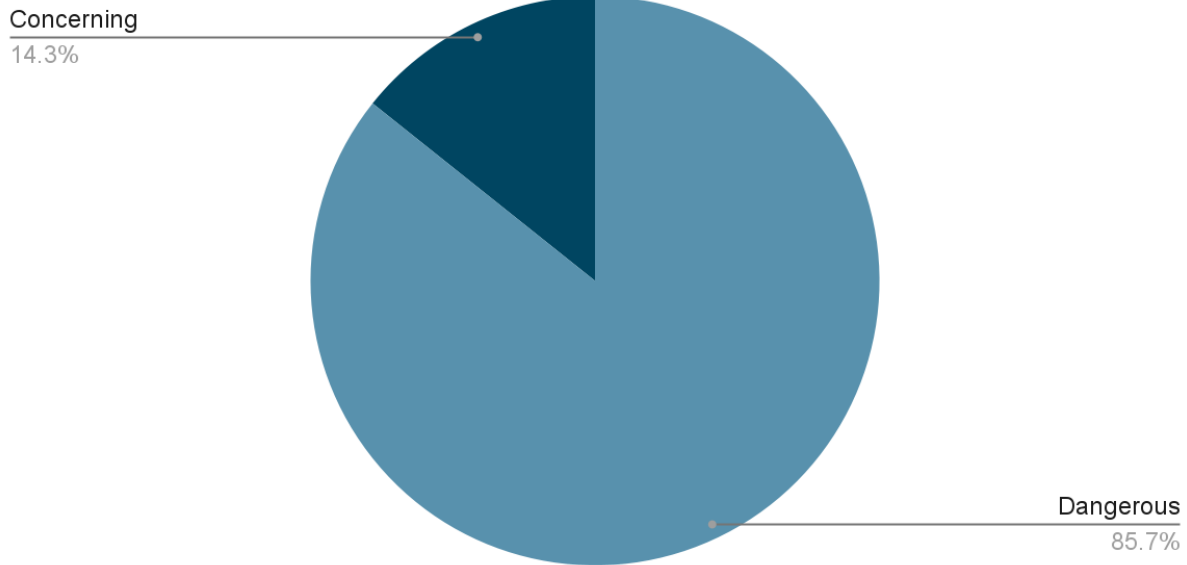
"This was a great idea!" - *Joseph and Jessica Bala*

"Also of concern is the lack of adequate parking that is planned for these apartment complexes which will lead to overflow parking in the Pine Creek residential area closest to those complexes as well as the 3 businesses adjacent to those apartment complexes." - *Julia Baki*

"This isn't just for emergency evacuations. It could easily be like this every rush hour with the addition of the apartment traffic. There is no way to exit the apartments that doesn't involve the traffic circle. The circle and the light are within sight of each other and it took less than 5 min for the light to back up to the circle which resulted in the massive gridlock. My fear is when they see it is easier to exit to the right vs going around to the light that is backed up. They will be using Royal Pine and Pine Manor which are both bus routes with kids waiting for the buses." - *Sarah Markham*

"I am extremely concerned about how each and every morning will be as all of the cars try and depart through the one circle. This is an issue not just during an emergency, but potentially every day." - *Paul DeCecco*

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?



"I felt like those participating in the traffic study were being careful and considerate. On busy mornings, I would imagine things would be more dangerous with the level of traffic we had on Saturday's study. Thanks for doing this!" - *Joseph Winger*

"Way to much traffic, give the land for police training facilities" - *Ronnie L Ray Jr*

"Even though everyone was "courteous" because it was basically a known event, courtesy may suffer when an actual "random event" occurs. Even more so if there are an added 200+ vehicles at the corner of Union and Royal Pine." - *Jeff Nicholson*

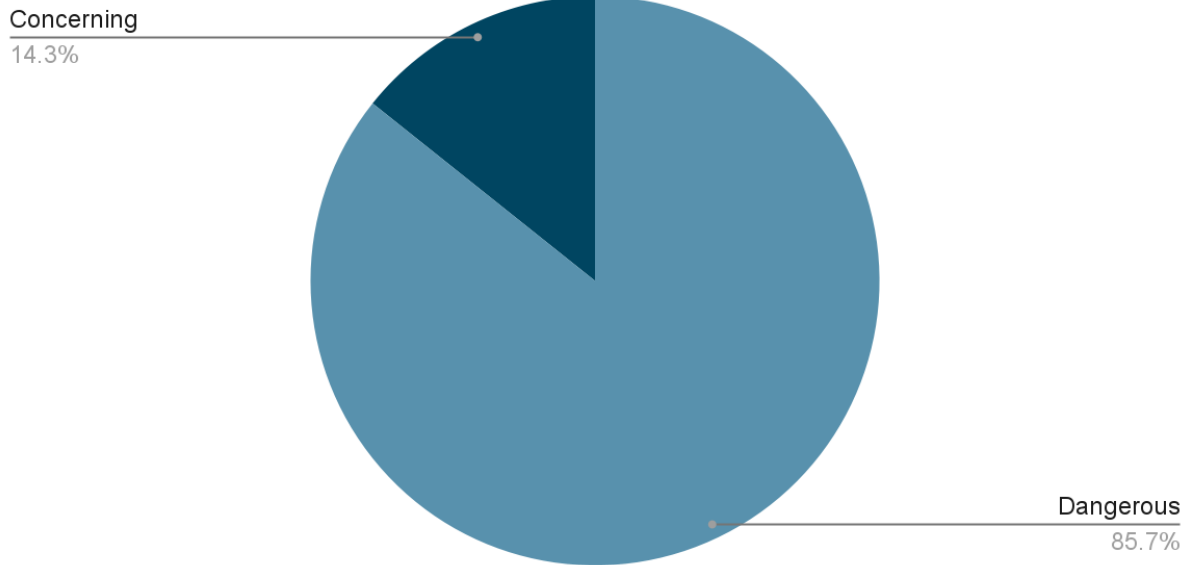
"We only had a small fraction of the population going through that bottleneck and it was already significant backup. There's no way a larger crowd could get out in a timely fashion." - *Jayson Lee*

"Please consider a derailment of toxic materials on the railroad tracks West of Pine Creek in addition to fire. Thank you." - *Teresa Crews*

"I am less concerned about the unlikely emergency evacuation as I am every day traffic, especially on school days. If the apartments aren't in the busing zone for our various schools, that corner could be a nightmare." - *Mark Woodman*

"The people caught unaware, turned around and took a different route because they had places to be. That would be every school morning with buses not running, and people needing to get to work." - *Kristina Woodman*

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?



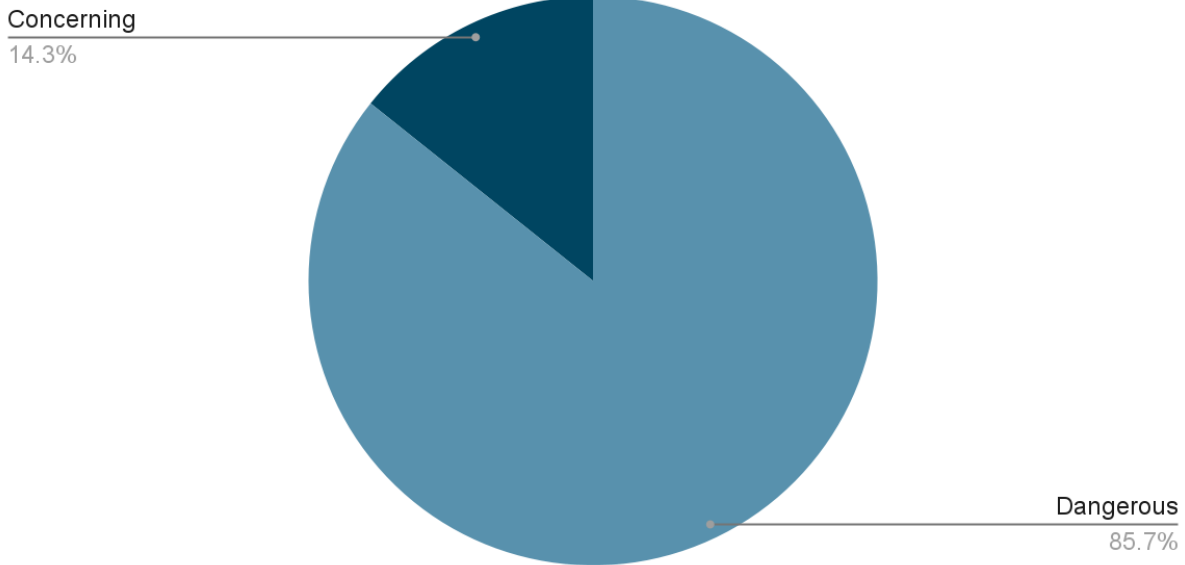
"The intersection is in no way structured to accommodate the additional vehicles the development will bring with it! It is a safety hazard especially in the event of an emergency evacuation" - *Jacque Rindgen-DeCecco*

"My biggest concern with the proposed development is the density of vehicles at the traffic circle it will create." - *Michael Fraser*

"I was in the line (about 7 cars back) starting at the private park. We proceeded at 9:35 am. north on Pine Manor. At the intersection of Royal Pine about 10 cars were going east on Royal Pine. Since it was backed up a car let me enter Royal Pine. It took a while to get through the roundabout. and made my left onto Union Blvd. at 9:44 am. I proceeded to the roundabout in Cordera. I decided to go back to the private park and proceeded again at 9:49am. I was back about 16 cars from the Royal Pine intersection. After getting through the roundabout, it was backed up all the way from the Union Blvd. intersection. It took two green lights for me to get through and the time was now 10:08am. This took 19 minutes. This is scary. If the neighborhoods along Royal Pine and Pine Manor are told to evacuate how many cars would be in line trying to go east on Royal Pine at least 300. How long do you think it would take to get out of the area? We don't want to see lives endangered as in the Waldo Canyon fire or the Marshall fire in Boulder. If we add over 200 more vehicles from the proposed apartment complex how will everyone get out in a reasonable time? As in previous fires in Colorado they destroy property fast. Since Royal Pine is a one lane road, it's impossible to get everyone out expeditiously." - *DAN BLOOM*

"It there was any sort of emergency it is VERY clear that traffic would be a major problem - added to which would be panic and this would exacerbate the very real gridlock of these streets - an extra 400+ vehicles in the neighborhood is an absurd idea which risks the safety of the

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?



citizens who make this our home. Shame on the city for even thinking this is a reasonable development idea." - *Mark Pizzimenti*

"It was frightening to think about what could have happened had there been a fire. I didn't realize that was only a portion of the cars that could have been trying to escape." - *Patricia Baer*
"I got caught up in it, needing to be at an appointment, I had to complete an unsafe turn to turn around and go back down royal pine and around the traffic jam. This is very concerning to have this many cars exiting in one spot and clogging up one of our main points of exit from the neighborhood." - *Matt Wilson*

"The neighborhood will not be able to handle the traffic volume from the apartments and the entire established neighborhood in the event of an actual emergency. If it was that back logged with 150 cars it would be impossible to get out in an emergency." - *Lisa Jones*

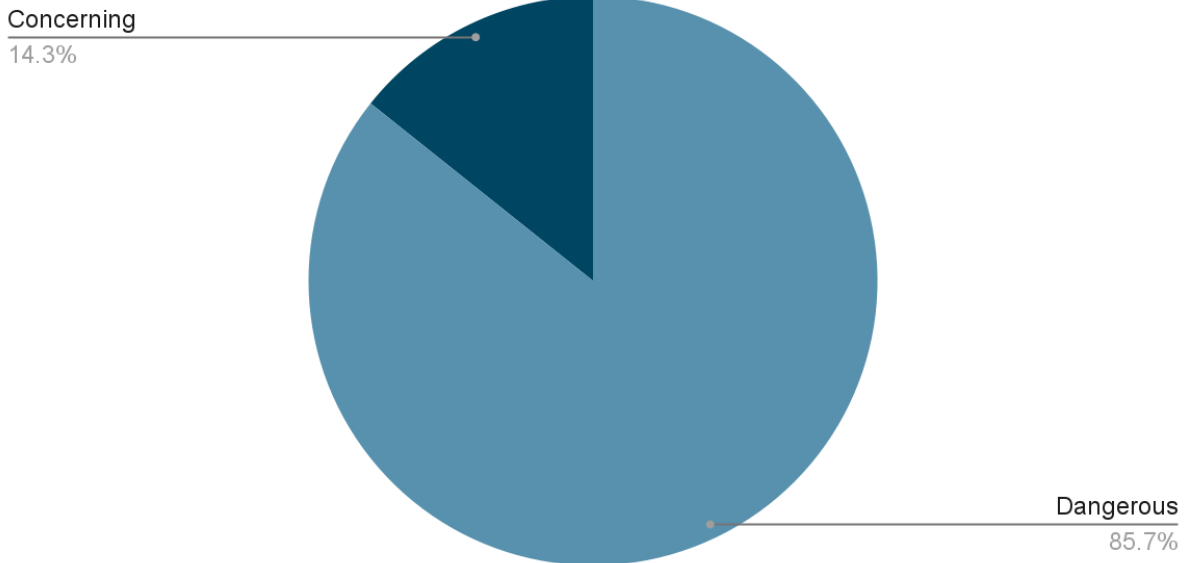
"After the Waldo Canyon fires and massive buildout at Powers, Interquest, and Northgate there are serious problems with Emergency Evacuations that the City, State, & Federal governments continue to ignore." - *Jim Blair*

"In a real life situation, for instance an active fire, we would not be able to get out safely. The study although helpful did not account for all the residents living in the area." - *Monica and Ray Wilcox*

"Traffic was heavy but as we started entering the roundabout there was nowhere to go since people were coming and going in all directions." - *Stacey Wilson*

"I was pleased with the number of people that gave their time to participate in this study. Drivers were more courteous than normal, hope that keeps up. In a stressful situation I do not believe

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?



drivers would be as courteous. I think the current configuration with the single lane roundabout is not safe. I appreciate the time and effort that went into organizing this test."

- *James VanderWal*

"Im sorry, I missed the study. I had fully intended to participate. I think putting any apartment or condo complex in that spot is a very bad idea. It will definitely cause an over abundance of traffic thus leading to accidents as well. It is simply not a good place for a dense population. There's only one way in & out. Very poor planning. Plus, I have to think that type of construction would harm the nearby water overflow area" - *Mercedes. Utitta*

"I can't imagine what it would be like to have a few hundred more cars added to the ones that are already here. It takes almost 5 minutes in some places for traffic to clear before turning onto Briargate." - *Judith Oppenheim*

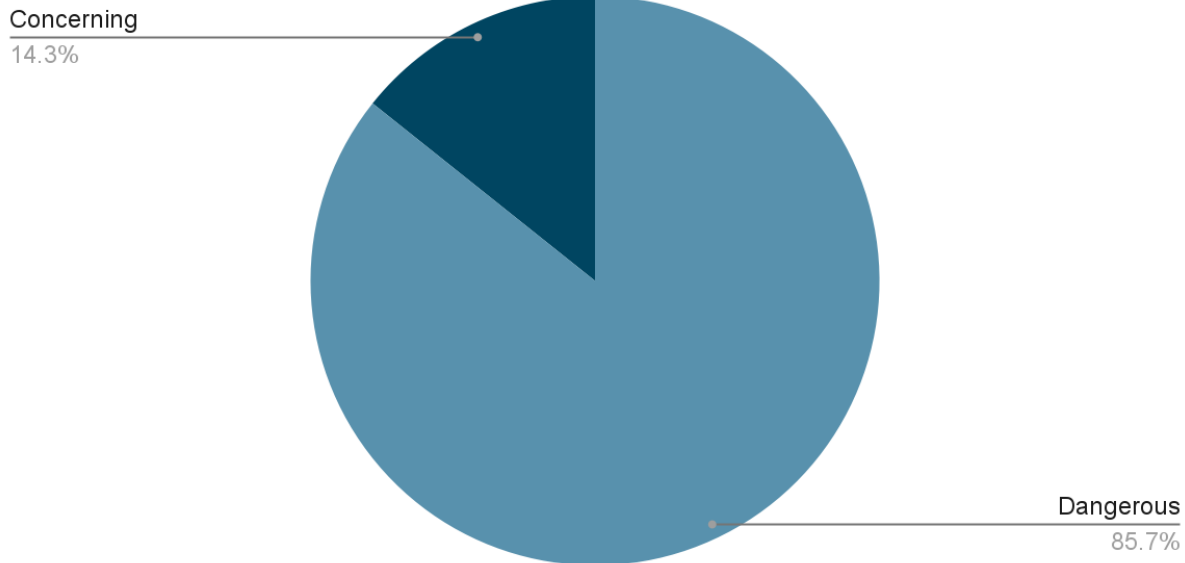
"In the event of a real emergency forcing a mass evacuation, such as I experienced, while living in Kissing Camels, and the Waldo Canyon Fire, there would have been serious casualties. The round-about is not a proper infrastructure for an apartment complex." - *Dave Puerta*

"Building this complex would be absolutely irresponsible and reckless! The city needs to take the safety of the residents into consideration." - *Aimee Ferris*

"We need to move that complex Or develop exit roads unique to the complex" - *Roland baiza*

"Even with the relative small sample size, it was obvious that evacuation in case of a fast moving fire would be disastrous." - *Randy Howarth*

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?

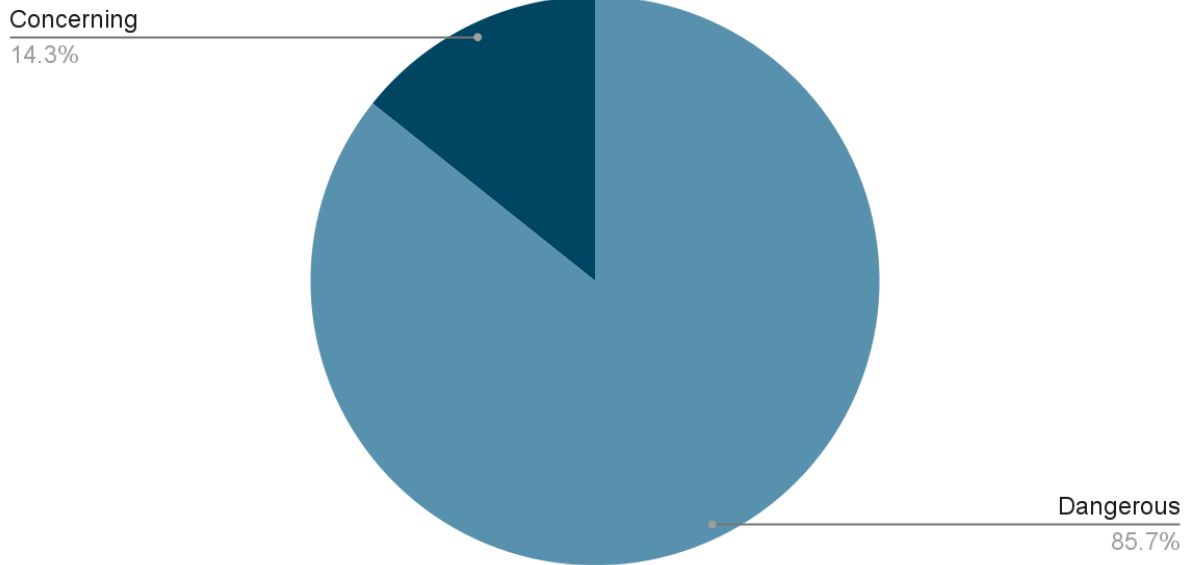


"It took almost a half hour for me to get from the park out to Union. All I could think about was how much longer it would have taken if the whole neighborhood was trying to evacuate at once. That would be a very dangerous situation." - *Ashley Boyle*

"My deepest concern is most people have 2+ vehicles per household which will double or triple the amount of vehicles trying to exit the neighborhood. This was a controlled exercise and people were calm and collected. My fear is during a true emergency evacuation, panic and the true amount of 1424 homes, plus the added vehicles from the potential apartments the developer wants to place in that small area with only one exit with one lane out, will create in my opinion a devastating disaster. I do not think the city or developer are considering the safety and lives of the people in the neighborhood and the people that would occupy the apartments. The city and the developers have been congesting the city with too many apartments and not planning ahead for the safety of the people. They are contesting the city and placing money over people. Worrying about the repercussions and harm to people as an afterthought. The way the neighborhood is built and the adjacent business leaves no room to expand the small one lane road or roundabout into the neighborhood with extra lanes to accommodate the volume of people & vehicles the apartments would add to our neighborhood. This is a major safety & hazardous situation that needs to be addressed to keep the people of Pine Creek safe." - *Lisa Parrish*

"I was able to get through 3 times in the 30 minutes. People were being very nice and letting others get in the circle. Technically, those n/b on Pine Manner would have the right of way, then w/b from the dentist office, then a/b Pine Manor and finally e/b out of the neighborhood. In an emergency, people would not let others in, leaving those in the neighborhood out last. Gridlock was caused by the light at Union Bl." - *Eric Frederic*

Q3. After the traffic study, what is your opinion about the safety of adding the Royal Pine Apartments in regards to evacuation?



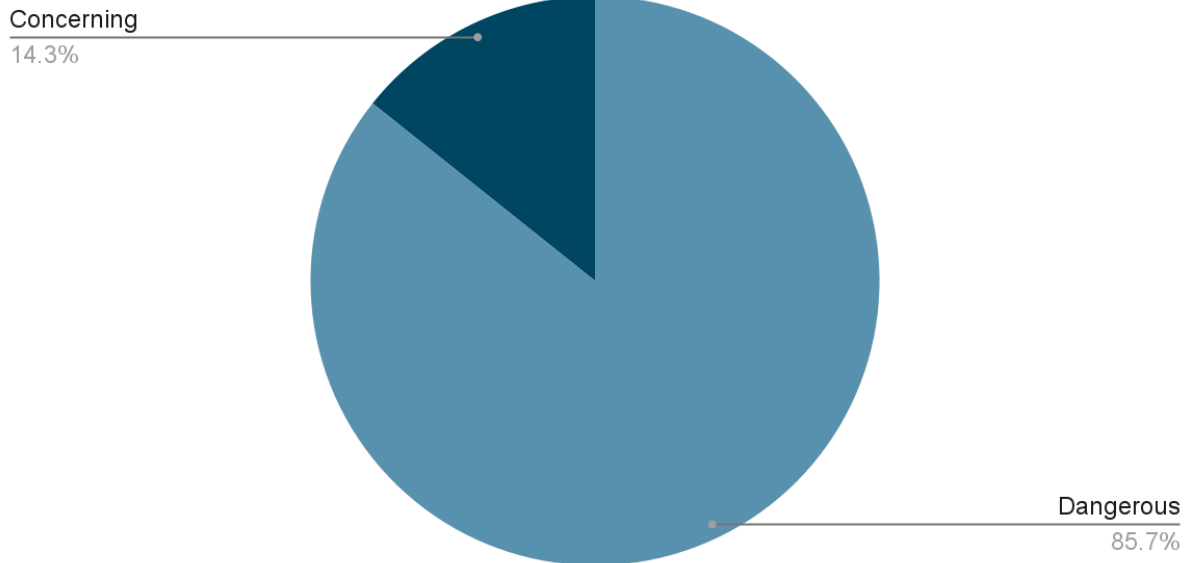
"Thank you to those who took the time to plan this event. If this would have been a true emergent evacuation, even given our current neighborhood population, it would have looked much different. We all were courteous, properly yielded to traffic and zippered correctly. In an emergency evacuation, adrenaline, nerves and panic set in. Now add even more cars (cars from the apartment complex plus ALL of Pine Creek) needing to evacuate the same route...that is VERY dangerous and scary!" - Heidi Brittain

"Adding the apartments will significantly raise my concern for increased traffic volumes which is particularly dangerous in natural hazard situations. It will also increase demands for neighborhood schools, which are already so full, and clean water supplies. Such a significant increased in residents also overcrowded the pine creek area, which are home to a number of protected wildlife." - Diep Dao

"It was actually startling & worse than I had expected at how gridlocked it became so quickly and most people participating were kind, calm, & courteous...those who encountered the traffic mess accidentally were angry and road rage was real...I can't imagine the mess that would happen in a real emergency with folks panicking! There is NOT room for a complex of apartments to add to this potentially dangerous situation in the case of a real emergency! We have lived here for over 23 years & that space was never intended for residential use. Thank you to those who organized this and for sharing with the city the dangers of what they are considering!" - Valerie Cooper

"The turn to the east on Union certainly bound things up very quickly. I can tell if there was a real emergency, people would be trying to push through and there would be significant issues. In reality cars would be turning south on Union and going straight trying to push through. It would be a cluster very quickly." - Mike Sauer

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"Today, during the traffic study, I witnessed people turning around in the middle of the road due to the gridlock. If there were an emergency situation and evacuation was necessary, I'd be highly concerned for the safety of me and my family as well as the other community members, based on how today's mock evacuation went. I'd be even more concerned if there were additional citizens such as in an apartment complex attempting to evacuate as it was already a slow process. This would be considered highly dangerous with the additional people from an apartment complex. If anyone had broken down, had a flat tire, gotten into an accident, or run out of gas, no one could've moved and we'd all have died. An emergency situation aside, what would this look like with all the kids attempting to get to school? The infrastructure is not built for additional people in the numbers of an apartment complex. This will cause problems from many angles." - *Lauren Ward*

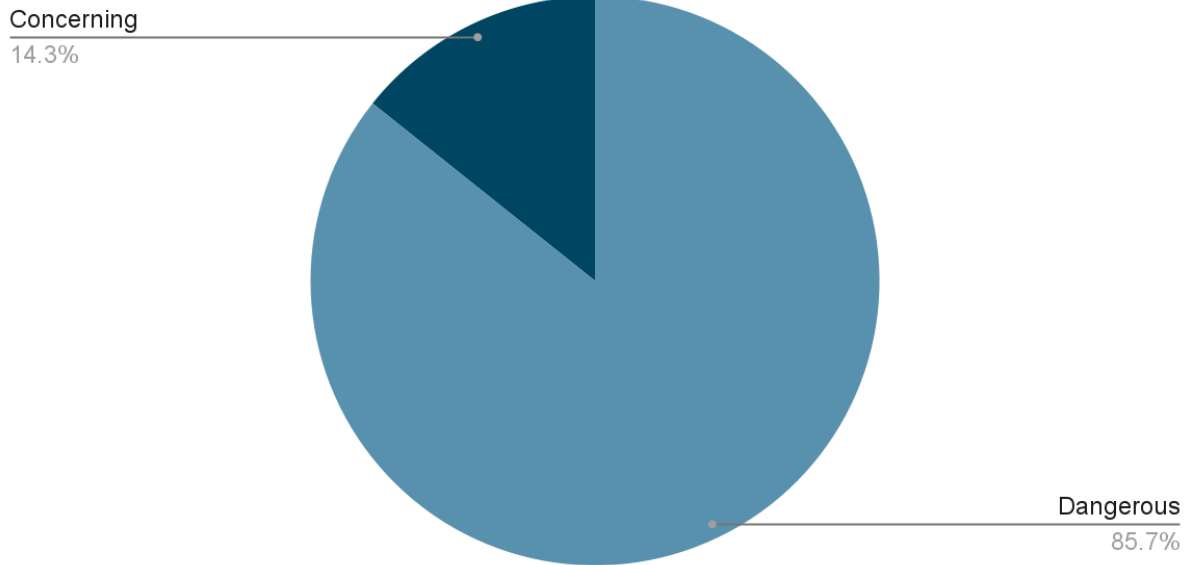
"If emergency vehicles needed access it would be near impossible." - *Cristy Fisher*

"With so many cars going through the roundabout and Union/Royal Pine intersection then we need a left turn signal at the light." - *Regina Etienne*

"Drivers for 285+- apartments entering exiting the roundabout —single traffic path—can result only in congestion and frustrated drivers. All of which jeopardizes safety of all drivers." - *Dianne Holmes*

"Because people were not panicked and were being courteous, I wouldn't describe the traffic as Grid Locked since we were all able to move albeit slowly. But, in a real emergency Evac situation, those conditions would change and the result would likely be panic, uncontrolled impatience, grid lock, accidents, and probably assaults as people whose cars were involved in an accident or who couldn't control their "fight or flight" instinct would crash ahead. And all of this would be drastically multiplied if the proposed apartments and all their cars were included.

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Also, people were easily able to exit via Union and that might not be possible in a real Evac situation due to Union being backed up which would probably also degenerate into fighting and crashes. So, I believe the mock Evac was useful and I suggest that comments such as those above should be inserted into anything that goes to or is shown to city planning or anyone else. If a video of the Evac is made, it might also be useful to show during a PCVA BOD (or other) meeting. Finally, thanks to those who decided and managed the mock Evac. Well done."

- *Jeff Anderson*

"Lot of cars stuck on Royal Pine headed toward the Roundabout were making U Turns in middle of Royal Pine to go North, opposite direction. Havoc on Royal Pine will cause accidents."

- *Dana Eken*

"Wish we could have had more participants but kudos to the organizers." - Dan Harfert

"That would only be a portion of traffic during a true emergency. People will be in a panic and could possibly create accidents/hazards." - *Donald Hopkins*

"In a true emergency, we would have not been able to take this evacuation route and my family would have succumbed to the wildfire." - *Eddie Lawrence*