

January 7, 2024

Planning Commission

Re: The Pine Creek Apartments

My name is Holly Lawrence- I live in Pine Creek approximately 3 minutes from the Proposed Apartments.

Chief Concerns

1. Master Plan for neighborhood was based on the land in question designated to small medical businesses. This was the basis of the anticipated traffic through the neighborhood.
 - We conducted a neighborhood traffic study. I have personally seen 2 traffic accidents at the entrance to the neighborhood on Union and Royal Pine. These did not occur during rush hour. This intersection is already dangerous with a high number of accidents. (CDOT data) If a large apartment structure was next to this entrance, I absolutely fear more accidents would occur. People could be harmed or killed.
2. Schools- I have 2 children in the surrounding schools. 1 at Pine Creek High School and 1 at Challenger Middle School.
 - Challenger Middle School- walking to school forces us to cross Chapel Hills- I have had to stop in the intersection with my daughter to avoid cars who have not seen us in the cross walk. More students from a large apartment will increase the traffic and the probability of a child being hit by a vehicle on the way to school.
 - Pine Creek High School- The Pine Creek High School area is a NIGHTMARE. The school is overcapacity - portable buildings are being added as a solution, however, this does not address the dangers of the cars at drop off and pick up. We witnessed 2 accidents in the first semester on Old Ranch Rd in front of Pine Creek High School. One car was even turned upside down. Thank God no one was killed. (I sent a picture previously for the record) There are student drivers- parents- teachers- people going to work and general neighborhood traffic pouring through on Old Ranch Road, Powers Blvd on ramp and Thunder Mountain Rd. The gridlock of traffic during school drop off (7am-8am) and pick up (2:30pm-3:30pm) is DANGEROUS! If an apartment was approved in the Pine Creek Neighborhood there would be additional students and traffic added to an already dangerous route. In an emergency, a Pine Creek High School Evacuation would be Catastrophic!
3. Wildlife Preserve across the street from proposed building site.
 - The proposed apartments would be adjacent to the Pine Creek Wildlife Preserve and a protected PMJM habitat. The impact of substantial increased traffic and human activity across the street from this Preserve would negatively impact wildlife. Considerations are required when there could be an impact NEAR a protected habitat. This has been bypassed. (video/pictures of wildlife and a bear have been sent in for record)
4. Most importantly- Evacuation- Safety
 - Pine Creek Neighborhood is a planned community. It was not planned to include a large 232 unit apartment building on a single lane entrance/exit road. There is a potential for hundreds of cars and people to occupy a parcel of land designated for small office buildings. Bottom Line: SAFETY. Our neighborhood traffic simulation proved that even with a small amount of our existing neighborhood traffic IN THE CASE OF AN EMERGENCY EVACUATION people would DIE – We would not be able to efficiently

Conclusion:

As A member of the City Planning Commission, you have power within your decision making. You also have Responsibility to your community. Responsibility to truly review data and make decisions with the people of Colorado Springs as your priority. We look to you to honor our safety and welfare. We look to you to Preserve what makes Colorado Springs so magical. I look to you to Preserve Pine Creek Neighborhood and say NO to The Royal Pine Apartments .