

Miranda Benson

From: Jennifer Buckley <jbbuckley74@gmail.com>
Sent: Thursday, August 1, 2024 1:31 PM
To: PCD Hearings
Cc: James P; Alex Donaghy
Subject: Re: 8.1.23 Comments for PCD on 3.F. MULTI-FAMILY DEVELOPMENT FISHERS CANYON - THOMPSON THRIFT VENETUCCI

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from jbbuckley74@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Miranda,

Thank you for reaching out today, re: my meeting comments for the Planning Commission on August 1st's Agenda Item **3.F. MULTI-FAMILY DEVELOPMENT FISHERS CANYON - THOMPSON THRIFT VENETUCCI.**

As I told the Planning Commission on audio and you on the phone later today, I was desperately trying to get comments on the record before this project vote during today's meeting by following the live "X" (Twitter) video feed and posting comments that I was waiting to speak on this matter. Thank you for letting me know how to participate in the future; however, it is very difficult for working folks, like me, to participate when meetings occur during business hours. I really wish these could happen at lunch hour or after work.

In any case, here are my comments/questions/concerns about this Fisher's Canyon Project:

- I am concerned for the traffic issues/backups in the multi-jurisdictional roadway area/intersections of B Street/Venetucci-85-87(North-South through route)/Venetucci (to/from Fountain shopping center)/Westmark/Las Vegas Street.
- Every single afternoon rush hour (especially during the school year when area residents also use that Venetucci-85-87-North-South route to Vanguard School), traffic backups occur--particularly going Northbound and Southbound along Venetucci-85-87.
- Daily, I see afternoon backups on Venetucci-85-87, backups that run North and South from the midpoint of the B-Street "T" Intersection with Venetucci-85-87; cars are stopped to the North (driving South) from the World Arena/Cinemark/Target Shopping Centers, to the South (driving North) through the Las Vegas Street light (and, often, even further, past that light). I personally know of a Stratmoor Hills neighbor who was recently, seriously injured in a horrible car accident during one such backup, when stopped traffic in one lane "waived" a turning car "through" the stopped line of traffic (but.... traffic the other way was not stopped, so a "t-bone" accident occurred).
- Further, I witness tons of illegal U-Turns on B Street that cause traffic problems and dangers-- where Fountain's Wal-Mart shopping area Venetucci road meets B Street. Fountain crafted a limited (single-direction) entrance/exit at B Street, so many cars travelling West on B street U-Turn to then head East and enter the shopping center access point.

- And all of this traffic is occurring BEFORE the El Dorado Springs Apartment residents have moved in (approx. 1,000 residents); this nearly-finished multi-family complex on Westmark/Venetucci-85-87 will add lots of daily trips to that same area very soon. Also, I heard/saw that another complex or hotel (or two?) will be constructed (not this Fisher's Canyon project, but others) in Fountain's/EPC's Wal-Mart shopping center at the Pikes Peak College/Academy end of the shopping area, projects which, again, will add even more daily trips into the traffic in this area of El Paso County (EPC).
- My concern is that, with several multi-family projects/hotels in this area being *individually* proposed (and approved) and spanning these same roads, are any Traffic Impact Studies (TIS) taking all of these proposed/approved projects into account, "as a whole" planned/developed area for our County? Are the TIS studies for each individual project taking these already-approved projects (like El Dorado Springs Apartments) new daily trips in this area of the County into account? (These trips will begin very soon--the El Dorado Springs complex is nearly completed.)
- My second concern is that this is a multi-jurisdictional area, where the various roads are "maintained" by a combination of EPC, Colorado Springs, Fountain, and CDOT. Are these entities working together to ensure the roads are safe and to ensure that these roads can accommodate even more traffic from this proposed Fisher's Canyon Project?
- *Side note*, for example I (and some neighbors) have reported El Dorado Springs construction's total destruction of Stratmoor Hills' Westmark Ave to EPC multiple times via their online Citizens Connect Portal, but little has been done to repair damaged Westmark for nearly two years now. Westmark is nearly destroyed, due to the El Dorado Springs Apartment construction (and some other water damage, which, I would argue, is partially attributed to their destruction of the shoulders with heavy vehicle traffic). And even when I reported Westmark's potholes, which EPC did mostly repair, EPC only filled the potholes "down to" where Westmark intersects Venetucci-85-87, as if the other large potholes where the roads meet may be the city's or CDOT's responsibility? (Hard to say, since I have received little communication back from EPC about my Westmark reports, and since Commissioner Gonzales has not answered some Stratmoor Hills Residents' emails/calls to him about this matter--communications from the summer of 2023.)
- In general, this entire Stratmoor Hills/Valley area, and particularly the North-South-through-route of Venetucci-85-87 (one lane each way from Westmark Ave. through Las Vegas St.) can not handle more traffic.
- Another multi-family project--this proposed Fisher's Canyon Project--adding more daily trips to this area of the County is not only irresponsible development, but also dangerous for rush-hour commuters.

I would like to be called during the BOCC meeting on this project on August 22nd, and my domestic partner, Alex Donaghy, would like to speak as well (or he might yield his time to me). We can be reached at 330-687-2496 that day. As I mentioned, we are travelling on Aug 22, but likely/hopefully available by phone when the Commissioners will address this project; we really hope that we have cell service because we would like to speak.

I have also copied Stratmoor Hills Neighborhood Association President Jim Pesicka on this email, in case he would like to participate with the BOCC on this date as well. I will let him reach out to you directly, if he wants information on the August 22nd BOCC meeting to post to our neighborhood.

Thank you for your time today--I truly appreciate it,
 Jen Buckley
 330-687-2496