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Good morning all,

As we continue with the zoning and site approvals for the Sky Rise townhomes property, The Estancia Board along with the entire Estancia community is seriously concerned with not only our existing traffic conditions, but with the additional ones should this site be developed without the previously discussed and agreed to access points from Pines Blvd directly into the Tuscan Pines and proposed Sky Rise Townhomes site. Going back to when Tuscan Pines concept was originally presented to us, we expressed our concern as the intersection on 186<sup>th</sup> was already considered a dangerous one with substantial school traffic, high speed left turns from north side of pines (south bound to east) and non-stop u-turns all day long (many times on a red light). We also expressed concerns that Tuscan Pines egress traffic would make attempts to head west on east bound lanes for a short cut to get across the street. This concern became a reality and is an on-going safety concern that has been communicated to city officials several times requiring replacement of damaged barrier poles and in a couple of cases, police detail resulting in numerous citations. This safety concern remains today with vehicles risking head on collisions to avoid driving to intersection on 184<sup>th</sup>.

We are attaching a document labeled Exhibit #1 that was presented at the last zoning variance meeting indicating what we feel is an essential requirement for this property to be considered for development. Conceptually, this is what we were led to believe would take place if second site were to be developed when the Tuscan Pines concept was originally presented at an HOA meeting several years ago. We are also attaching a schedule indicating accidents between January 2021 and March 2023 between the intersections of 184<sup>th</sup> and 186<sup>th</sup> avenue. The area is overly congested with traffic and it's only getting worse as we continue to build.

In closing, the Estancia Board and Community is opposed to, and officially object to any additional development on the south side of pines between 186 and 184 avenue unless new access to southern parcels are granted as indicated on Exhibit #1. This will not only alleviate the dire u-turn issue at 186<sup>th</sup> avenue, but will also mitigate the risk of wrong way drivers exiting Tuscan Pines to get across the street. Furthermore, we would like to extend an invitation to our HOA meeting to any official that would like to hear from the Estancia community on traffic concerns. I will try to attend tonight's meeting, but wanted to get our concerns noted and on record with an objection for development unless the requested new access to the townhomes property is granted. Safety is our primary concern.

Thank you

Alfredo J. Goenaga, MS, CHSV, CFE, CPPS, CAS, DABCHS

Vice President, Administration/Risk Management

Chief Security Officer

TFM/US Secret Service, MECTF

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