

Lepke, Matthew

From: MARK- PAMELA KRZECZOWSKI <KRZECZ@msn.com>
Sent: Saturday, January 18, 2020 12:35 PM
To: Lepke, Matthew
Subject: Urban Research Duplexes

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Hello Matthew,

I was originally upset at the thought of Urban Research Duplexes (the name is odd) across the street from the backyard of my property but then after I read about the development proposal, it sounds like it might be a good thing. Am I right to understand the original zoning was for apartments? I am concerned about the added traffic and noise for the homes such as mine that back up to research. A tall noise/privacy fence would be a good idea on the south side of Research from Scarborough to Austin Bluffs. My other concern is water usage. Colorado Springs Utilities has already announced water restrictions for this year with outdoor watering only being allowed three times a week. 70 units with at least two people (probably more like 4-5) in each unit is a lot of water usage. Thoughts? One more question, what is the projected selling price point for these duplexes? Thank you for the opportunity to provide input on this project.

Sincerely,
Pam Krzeczowski
8426 Wilmington Drive

Lepke, Matthew

From: Mike L. <malic7@live.com>
Sent: Saturday, January 18, 2020 9:49 AM
To: Lepke, Matthew
Subject: Urban Research Duplexes Development Proposal

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Mr. Lepke,

I'm writing you in response to the Development Proposal for the Urban Research Duplexes on the North and West of the NW corner of Scarborough Drive and Research Pkwy. I'm apposed to this project in my neighborhood. This plan for 70 single-family residential dwelling units will bring congestion to this area that already has problems during rush hour. When both Timberview Middle School and Liberty High School beings and ends their school hours, this will cause issues as well. This congestion will directly impact my commute in the afternoon as I live in this area. This directly degrades the quality of living for myself and my community.

The intestsections at Research and Scarborough as well as Research and Austin Bluffs are already backed up during these times. Add to this, Reseach and Powers is a major congestion point during the after noon rush hour times.

Adding apartments is basically squeezing a dwelling complex into an area that can't support it from an infrastructure point of view and is simply not acceptable. There are already apartments located down the street from this area at Briargate Parkway and Brainard Dr. that has added to congestion in this area in the recent years. The road infrastructure in this area is already at capacity and has no way of expanding or improving from its current design.

Adding these dwellings also comes with an increased risk to the students at both the middle school and the high school that walk to school, as well as intolarable traffic for parents dropping off and picking their children up from these schools. Streets are backed up with cars for "kiss and go" lines currently. As a parent of a middle school child at TMS, this is also not acceptable.

The city goverment needs to conduct a study of this area before even considering allowing such a proposal. As a home owner, resident of El Paso county, and tax payer, I implore you to reconsider this proposal and at least conduct the due diligence that this proposal needs for the consideration of the local residents living here.

Thank you for your time.

Very Respectfully,

Michael A. Levine