

I believe you've spoken to my neighbor, Tim O'Toole, and he addressed the same concerns I have. In addition I would like to say that I am greatly concerned about traffic and local street issues. I am assuming that South Blvd., and Race Street would be getting improved and paved. I've been told that they are not because they are in the county. If they are to be used as access to the proposed development they would certainly need to be. Many of the other streets in the immediate area are not properly paved and don't even have curb and gutters. West End has been in terrible condition for a long time. With the increase in traffic to this area, I believe the street condition would have to be addressed. If my understanding is correct the main access would be through Spectra Drive but we would still be subject to an increased traffic load. Also it seems that there would also have to be a light installed at Busch and 21st Street. The traffic already gets backed up at Busch and with that amount of vehicles coming through at Spectra it would be outrageous.

I wish we could keep our quiet, peaceful neighborhood just the way it is, but I guess that's progress. I would appreciate you taking these factors and others that I probably haven't even thought about into consideration before approval.

Thank you.  
Linda Rigdon  
1504 Langmeyer Street

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Hi Austin,

We spoke on the phone today about the skyline ridge development. Overall, I am pleased that developers see potential in the neighborhood, it truly is a gorgeous place and close to everything. That said, I have some concerns with the development. Please see below.

1. Multi-family / duplex developments such as this **typically lower the value of nearby single family properties**. What compensation or action are the developers taking to help compensate owners for lowering their property values with this proposed plan?
2. Duplex developments and larger multi-family are commonly associated with **increased rates of crime**. What measures will the developer take to reduce this, such as security cameras, 24/7 security guards, etc.?
3. The current elementary school this development would be zoned to is performing **well below the state average for test scores**. This development is likely to put strain on an already strained school. This needs to be addressed or mitigated.
4. The current plan represents a **very high density housing situation which will encumber residents with traffic congestion** and potential parking problems. Specific to my property being nearby I would expect tow-away zones and no parking on the street. 14 units is very different from the 154 units where the M1 zoning is. We should not be subject to the extra traffic in the R2 zoning area.
5. The Filing No 1 states **"It is proposed that there be no buffering required along the northwest portion of the site along the common boundary with Skyline Ridge Filing No. 1**, as this development is part of the overall rental community, but under a separate Development Plan due to zoning." --- this is not the intention of the R2 zoning and subjects those in the neighborhood to be burdened by the increased traffic and density that is not the nature of the quaint neighborhood. PlanCOS defines this as "Established Traditional" and "Vibrant Neighborhoods", by connecting 2525 South Blvd to the larger development it departs from the intent of the zoning and neighborhood. The North Side access is not an appropriate access

point. **Furthermore, the larger development should ONLY be accessed via Arch st. despite them being of the same overall development.**

6. Multiple intersections failed in the builder submitted traffic analysis and shows a daily volume increase of 1,169 trips in a day. This level of an increase in traffic further supports the R2 zoning not being allowed to be combined with the M1 zoning. It departs from the nature of the neighborhood.

Thank you, and please reach out if there are any additional questions on the above points.

Regards,

-Tim & Elise OToole

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Thank you for the notice regarding Proposal of the above-named development: I am VEHEMENTLY OPPOSED. Please do not grant this development plan.

Thank you,  
Susan Stone  
2187 Lone Willow View

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Good morning! I live at 2080 Lone Willow View 80904. I have no problem with the proposed development per se; however, I am VERY concerned about the increase in traffic on 21<sup>st</sup> Street. Already traffic is bumper-to-bumper most of the day. An additional 166 units times 2 drivers means a many more cars turning onto 21<sup>st</sup> to get out of the area.

Is there any plan for adding a lane each way on 21<sup>st</sup> Street???



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