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To: Summer McCann City of Brighton Planning

I am opposed to the Kestrel Sub Division Plan for following reasons:

Putting 174 homes on 20 acres or 9 homes per acre does fit with the area south of E-470. Would be better matched to the density levels located in between Bromley & Bridge, or in the Stan Kroenke retail & residential development area.

The Kestrel applicant has failed to supply enough on-campus parking places and has demanded that the City of Brighton allow Kestrel Residents to park on public property on the east side of Peoria. This will create a safety hazard as this is the only west egress for Prairie View High School and the 610 residents of the Kestrel Site. Why would the City of Brighton allow a developer with anticipated sales of \$80 Million to be so frugal?

The developments design reflects a checker board and is fitting with maximizing profit. The .04 of acre designation for pocket parks for alleged open space is embarrassing. The structures have less than 15% of brick and will need to be painted every 5 to 7 years increasing HOA fees.

Thunderhawk Place which Kestrel's 610 residents will share with the High School as the only south side egress onto east & west 120<sup>th</sup> will collide every Tuesday through Friday when 3,000 kids are dismissed causing a massive traffic jam at 4:30PM. A man was run over last year by a high school student and dragged to his death at the intersection of Salem and 120<sup>th</sup>. This is where recently 50 east only high school students were observed performing u turns in order to head east on 120<sup>th</sup>. Let the record show that 27J has doubled property taxes in 4 years yet remained paralyzed in resolving this safety issue.

Let the record show the City of Brighton has recklessly approved massive developments south of 120<sup>th</sup> which have no south, east or west egress points which forces all traffic on 120<sup>th</sup>. Making 120<sup>th</sup> even more unsafe.

According to the February 14<sup>th</sup> Brighton City Council Study Session there are no funding of any plans to widen 120<sup>th</sup> or put a bridge over 85.

On February 10, there was a fire in a fracking facility off of 132<sup>nd</sup>. There was later a fire in Brighton Proper that had to be responded to by other fire departments. Let the facts speak for themselves. Please note SAC fire station 27 is a mile closer to this development than is Brighton's fire department.

This development doesn't make sense for our community due to architectural, density or safety reasons and should be denied.

Signed

Address

- 1 Inf. Santucci 11355 Racine Ct Henderson 80640
- 2 Paul & Sheri J. 11230 Peoria St, Henderson 80640
- 3 AMM 11230 Peoria St. Henderson 80640
- 4 Ac K 12351 E 114<sup>th</sup> Ave Henderson 80640
- 5 Myra J. M 11382 Salem St Henderson 80640
- 6 Steph Corbin 11340 RALINE CT HENDERSON 80640
- 7 Sheryl Ann Jones 11350 RACINE Ct Henderson 80640
- 8 Candace Kelsey 11436 Salem St Henderson 80640
- 9 Joan Hansen 12502 E 115<sup>th</sup> Ave Henderson
- 10 Nancy Hansen 12502 E. 115<sup>th</sup> Ave. Henderson