

General Background Information

Larry Hudson, Registered Architect, LEED AP

Designer and project architect for some recent projects in Colorado Springs



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Larry Hudson, Registered Architect, LEED AP

Resident of a home on Mesa Vista Ct. and representing more than 27 adjoining property owners.

Our concerns are not against development

If done APPROPRIATELY, a new development would enhance and add to the value of an established neighborhood.

Our concerns would apply to ANY non-residential project in this area

The neighbors more detailed concerns with this project were expressed in a signed document dated 06-27-2014 and these concerns would apply to ANY commercial or civic development expanding in this fashion. Although the applicant has made some changes since June, they have not addressed most of the major and fundamental concerns or requests.

The neighbors want this project to be done in a manner to prevent potential damage to their property and property values.

Detailed Concerns

- The applicant submitted a development plan in June of 2014. In response around 06-27-2014, comments/concerns were gathered and signed by 27 residences.
- The applicant changed their design for only one of the 10 issues even though some of the requests were minor.

Comments - Calvary Worship Center Development Plan Submitted 06-03-2014
 CPC PAD 14-00004
 The undersigned support the above comments unless noted otherwise.

Name: FERDINAND, CAROL Address: 556 W. 25th St. S.W. City: OKLAHOMA CITY, OK State: OK Zip: 73104

Signature: [Signature] Date: 6/27/14

Name: ALLI, MARY ANN Address: 5711 N. VINE ST. City: OKLAHOMA CITY, OK State: OK Zip: 73117

Signature: [Signature] Date: 6/27/14

Name: ALLI, MARY ANN Address: 5711 N. VINE ST. City: OKLAHOMA CITY, OK State: OK Zip: 73117

Signature: [Signature] Date: 6/27/14

Comments - Calvary Worship Center Development Plan Submitted 06-03-2014
 CPC PAD 14-00004
 The undersigned support the above comments unless noted otherwise.

Name: SAHLE, KATHLEEN Address: 4111 E. 11th St. S.W. City: OKLAHOMA CITY, OK State: OK Zip: 73104

Signature: [Signature] Date: 6/27/14

Name: ROSE, ANNE Address: 455 N. 25th St. S.W. City: OKLAHOMA CITY, OK State: OK Zip: 73104

Signature: [Signature] Date: 6/27/14

Name: SAHLE, KATHLEEN Address: 4111 E. 11th St. S.W. City: OKLAHOMA CITY, OK State: OK Zip: 73104

Signature: [Signature] Date: 6/27/14

Comments - Calvary Worship Center Development Plan Submitted 06-03-2014
 CPC PAD 14-00004
 The undersigned support the above comments unless noted otherwise.

Name: MICHAEL W. WALKER Address: 2329 King Street City: OKLAHOMA CITY, OK State: OK Zip: 73104

Signature: [Signature] Date: 6/27/14

Name: PAUL HERRICK Address: 322 E. 11th St. S.W. City: OKLAHOMA CITY, OK State: OK Zip: 73104

Signature: [Signature] Date: 6/27/14

Name: LEONARD BROWN Address: 2828 E. 11th St. S.W. City: OKLAHOMA CITY, OK State: OK Zip: 73104

Signature: [Signature] Date: 6/27/14

Comments - Calvary Worship Center Development Plan Submitted 06-03-2014
 CPC PAD 14-00004
 The undersigned support the above comments unless noted otherwise.

Name: Jean Adams Address: 1000 W. 11th St. S.W. City: OKLAHOMA CITY, OK State: OK Zip: 73104

Signature: [Signature] Date: 6/27/14

Name: John Adams Address: 1000 W. 11th St. S.W. City: OKLAHOMA CITY, OK State: OK Zip: 73104

Signature: [Signature] Date: 6/27/14

Name: FRANK MERRILL Address: 844 E. 11th St. S.W. City: OKLAHOMA CITY, OK State: OK Zip: 73104

Signature: [Signature] Date: 6/27/14

Comments - Calvary Worship Center Development Plan Submitted 06-03-2014
 CPC PAD 14-00004
 The undersigned support the above comments unless noted otherwise.

Name: SUSAN SHULTZ Address: 2111 E. 11th St. S.W. City: OKLAHOMA CITY, OK State: OK Zip: 73104

Signature: [Signature] Date: 6/27/14

Name: FRANK MERRILL Address: 844 E. 11th St. S.W. City: OKLAHOMA CITY, OK State: OK Zip: 73104

Signature: [Signature] Date: 6/27/14

Name: FRANK MERRILL Address: 844 E. 11th St. S.W. City: OKLAHOMA CITY, OK State: OK Zip: 73104

Signature: [Signature] Date: 6/27/14

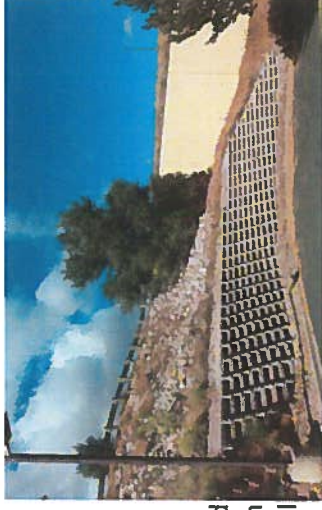
5 Major Concerns/Requests

1. The Criblock Retaining Wall System is not compatible with a residential neighborhood in scale and appearance. There is also a concern about its suitability for Colorado Springs. As an “Accessory Structure”, it should be a minimum of 25’ from the property line. We would like any retaining wall to be terraced and landscaped similar to other residential retaining walls in the area.
2. Parking and traffic are a major concern for many of the residences adjacent to the applicant. The proposed off street parking is not sufficient for the expansion as proven by actual parking counts.
3. The photometric plan for the development plan does not meet the requirements of the Zoning Code 7.4.205.H. The lighting should be pedestrian to minimize spill over into the neighbors below.
4. With the verification that the storm drain on Willamette only attaches directly to a bubbler on 28th, the underground storm drain should be extended down to Uintah.
5. Slope stability may still be an issue. Therefore, we would like to see the geohazard reports officially accept the existing drainage off of King Street and Mesa Vista Court properties to eliminate any legal entanglements if there is a slope failure and neighbors go to litigation. Nate Dowden, RMG, explained in 2006 that the northwest end of the property “...would have required the soldier pile system also.” We feel that until the final design for the retaining walls is made available that the development plan should not be accepted.

Concern 1 - Character of "Cribblock" Retaining Wall



Behind vacant 7-11
on Manitou Avenue



To the side and
behind Woodman
and Windchime Pl

Behind Sam's Club at Academy and Woodman.
Maximum Height of 16'



Only three local examples of
Cribblock walls.

Concern 1 - Repairs of “Criblock” Retaining Wall

Repairs behind Sam’s at Academy and Woodman on a wall less than 16 years old.

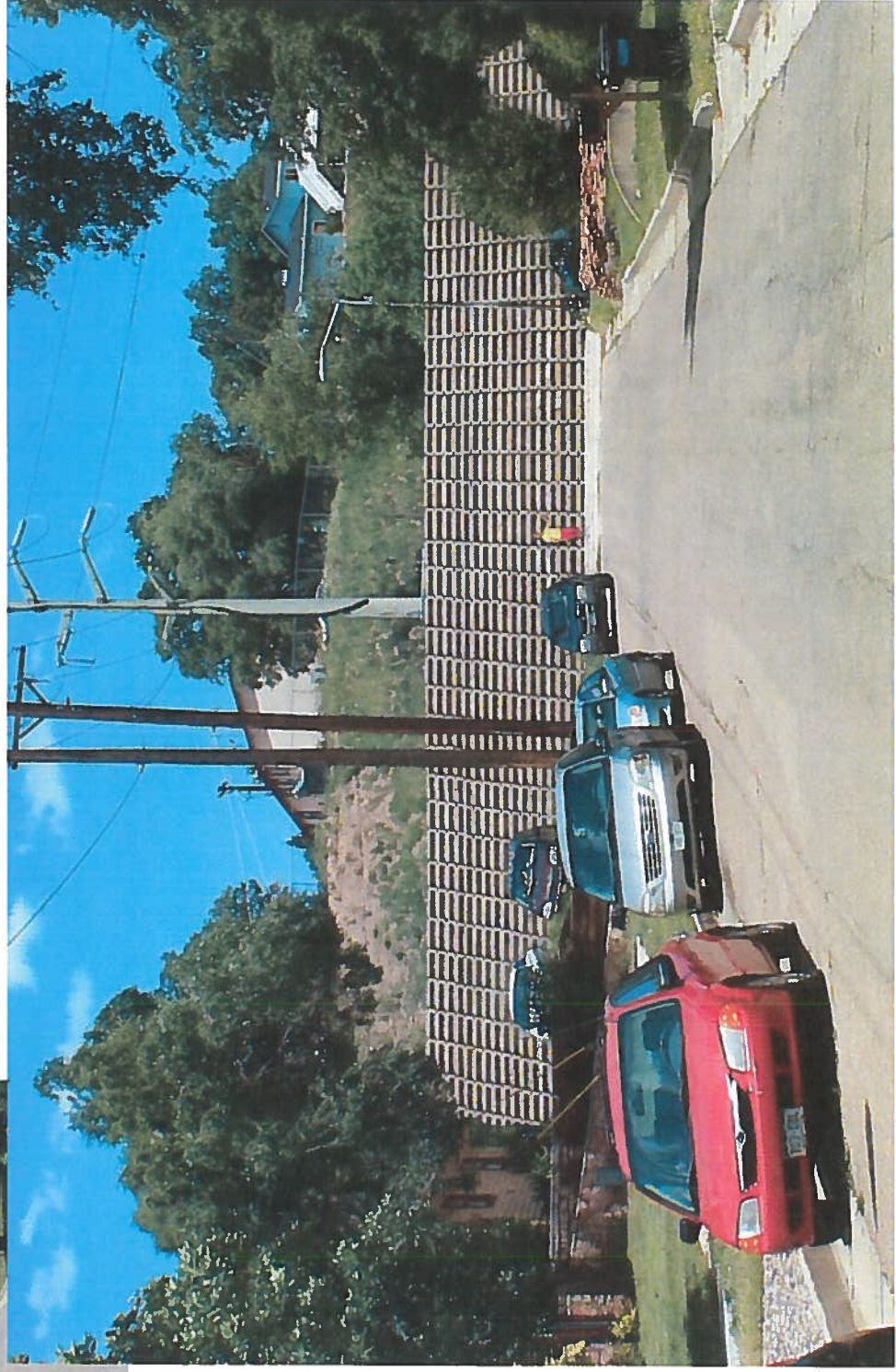


Visually acceptable repairs are almost impossible. And why are repairs necessary on a well drained 16 year old wall?

Concern 1 - Character of Retaining Wall Without Setback




Photo simulation of 16' Criblock wall at the end of 28th street. Creating a "Wall" as bad or worse than the 2006 proposed development that was disapproved. **The "Accessory Structure" is only inches from the property line and, if in an R-2, it would need to be set back 25'.**



Well know civil engineer in Colorado Springs texted to me, "Not used to much around here as they are typically reserved for areas where you want to landscape the wall itself. As nothing grows here without irrigation, and walls don't like water in their subsurface they don't get used."

Concern 1 - Better Gravity Systems than "Criblock" wall

There are other gravity retaining wall systems that have been made to look more residential in scale and have shown to be more durable in our climate.

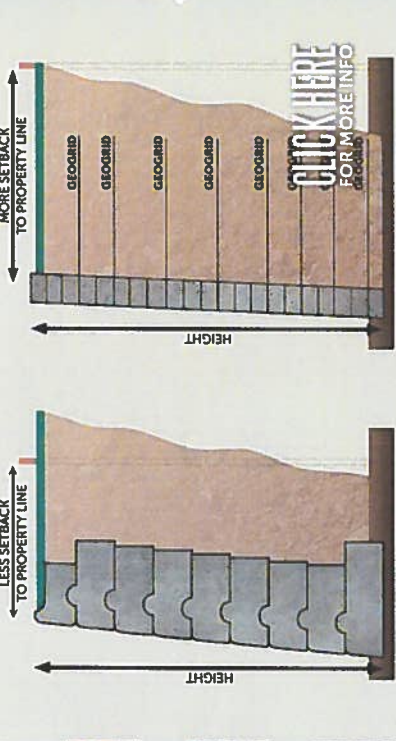


So What Does It Look Like?

The availability of large block retaining walls is increasing. This is due to the fact that many of the traditional retaining wall materials (concrete, masonry, etc.) are being replaced with large block retaining walls. These walls are made of large, natural stone blocks that are stacked together to form a wall. They are available in a variety of colors and textures, and they are designed to look like a natural stone wall. This makes them a popular choice for residential applications. They are also more durable than traditional retaining walls, and they are easier to install. They are a great choice for anyone looking for a retaining wall that is both functional and beautiful.

REDI-ROCK VS. EVERYONE ELSE

NO GEGRID OR TIE-BACKS IN MANY APPLICATIONS



REDI-ROCK™

LESS SETBACK TO PROPERTY LINE

HEIGHT

MOORE SETBACK TO PROPERTY LINE

HEIGHT

MOST COMPETITION

CLICK HERE FOR MORE INFO

What Series Do I Need?

Your design parameters are endless. You can create a solution for your project using Redi-Rock single block retaining wall systems, whether you're looking for a gravity or reinforced retaining wall. Redi-Rock's wall systems consist of a combination of retaining wall blocks, tie-backs, and geogrid. Click through the links to the right to see what Redi-Rock series are available:

- GRAVITY** - tall walls, no grid
- REINFORCED** - efficient construction
- FREESTANDING** - above grade walls
- COLUMNS** - combining accents
- STEPS & CAPS** - aesthetic finishes



Continue Exploring

- NEXT: Learn more about Gravity Walls ▶
- Get a QUOTE ▶
- Resources to help design your wall ▶
- Back to TOP ▶

Concern 1 - Better Solutions than a 16' tall "Criblock" wall



Planning Staff's original DP review requested a maximum height of 6' for any retaining wall i.e. terraced similar to these projects on the west side.

Curvilinear retaining walls look more natural and softer.



Preserve and enhance existing and established neighborhoods

We do not think a 16' high "Criblock" retaining wall directly across the street from an established neighborhood preserves or enhances, especially when there is virtually no setback!

Concern 2 – Street Parking and Traffic

If you visit this area on any Sunday and sometimes on Saturday or Wednesday, you will find the streets very congested. King Street (at this location) is a fairly narrow street that winds down a very steep hill from Mesa Vista Court to 30th. It has been suggested that the parking for the church is adequate and that the expansion of the church can be accommodated by the designed parking lot expansion. We conducted a study of the parking on FIVE Sundays.

The methodology for the study was to count cars on the street at 6 AM or 7 AM and count the cars parked on the street. After the first study, that showed 90 cars parked on the streets, it was suggested that there was probably many empty parking spaces in the parking lots. The second through fifth study included a survey of empty parking lot spaces and proved that this suggestion was incorrect and in fact, there were cars parked in the parking lot in non-designated spaces adding to the total cars looking for a place to park.

Let the numbers speak for themselves.

On July 13th at 11 AM there were 90 cars parked on the streets. On October 12th at 11 AM, the number of cars parked on the street and in non-designated parking spaces (and subtracting any vacant parking lot spaces) were 102. Let's assume on an average Sunday there can be up to 98 cars that **need** to park on the street. Now lets extrapolate what the expected off street parking will be after the expansion.

Current Parking Data
 Sanctuary Seating 753
 Parking 302
 Estimated street parking 98* **This number is very low based on the last two studies!**

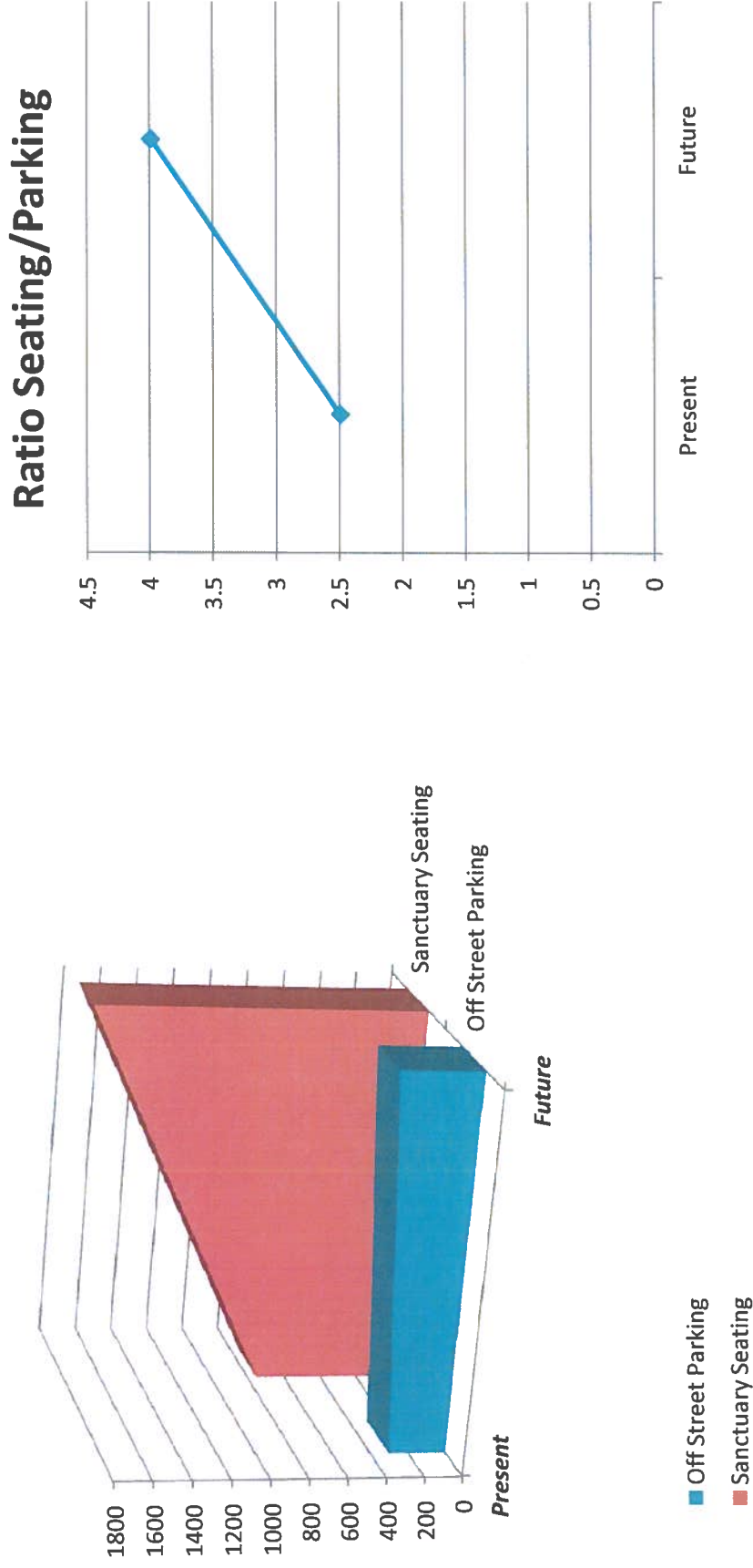
Proposed Parking Data
 Sanctuary Seating 1780
 Parking 446

Extrapolated Street Parking 500+

400 (cars) / 753 (seating) * 1780 (proposed seating) – 446 (proposed parking)

	7:40 AM Prior to Services	9:40 AM During 1st Service	11:00 AM During 2nd Service	1:00 PM During 3rd Service
CALVARY STREET PARKING STUDY JULY 13, 2014				
King Street	7	25	52	26
From Crown Ridge to 30th	8	16	44	17
Castle Drive	2	2	11	4
From Panorama to King				
Queen Street				
From Castle Drive to curve	17	43	107	41
TOTALS	17	43	107	41
107 - 17 = 90 Cars parked on Street on July 13				
CALVARY STREET PARKING STUDY October 12, 2014				
King Street	9	26	41	12
From Crown Ridge to 30th	8	24	39	16
Castle Drive	0	0	9	0
From Panorama to King				
Queen Street				
From Castle Drive to curve	2	2	8	3
Glenn Erie	1	1	4	0
30th				
Church Parking Lot				
Vacancies		52	1	49
Non-designated			22	7
TOTALS	11	6	113	13
113 - 11 = 102 Cars parked on Street or in non-designated spaces on October 12				

Concern 2 – Street Parking and Traffic

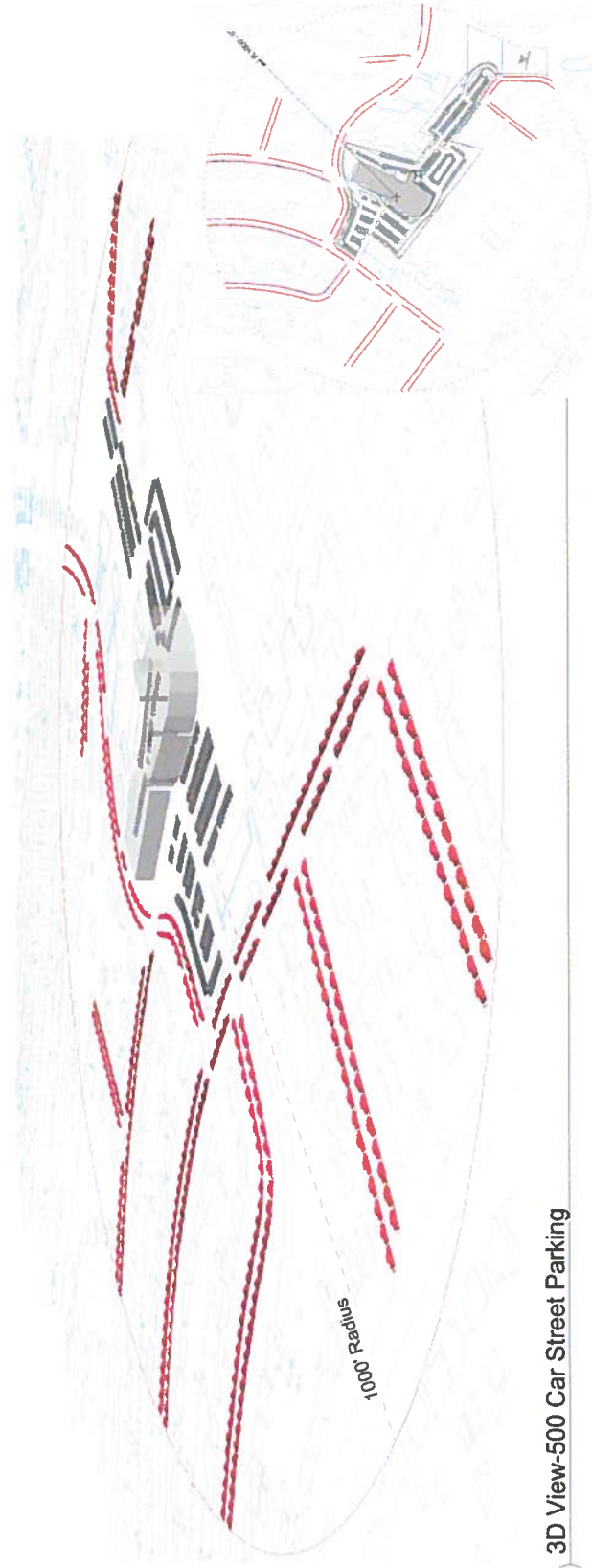


The reason the expansion will generate in excess of 500 cars looking for a parking space on the streets is very easy to see by these graphs that show:

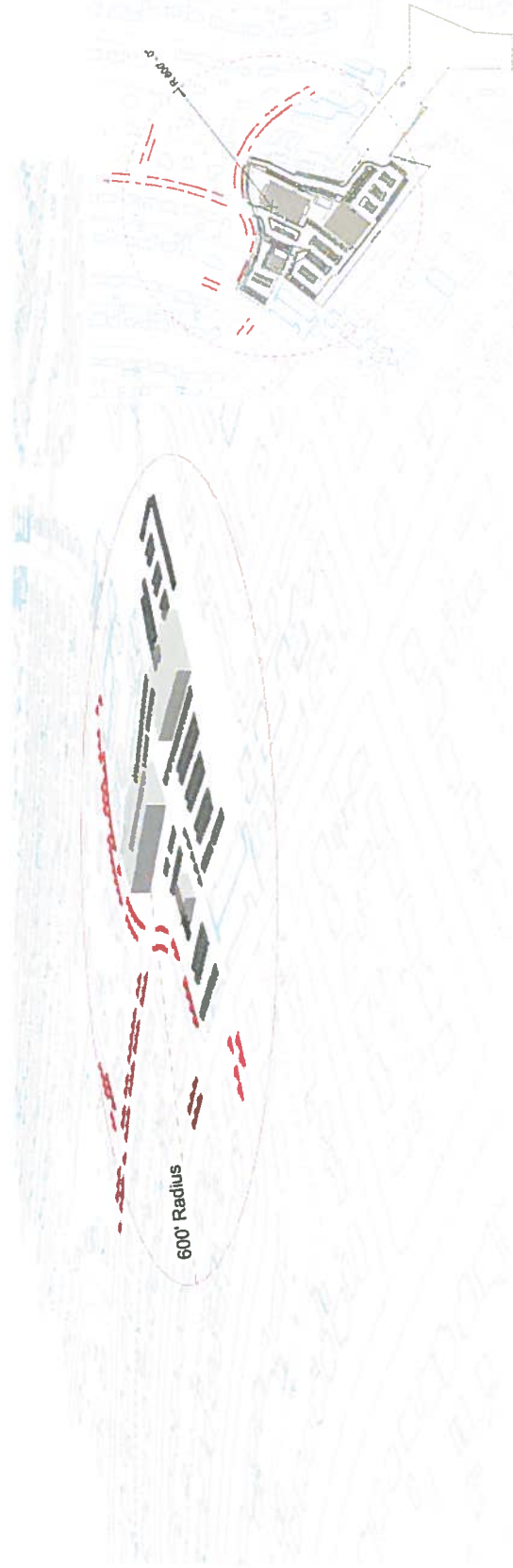
1. Sanctuary seating will increase by 236% but Off Street Parking will only increase by 48%.
2. The ratio of seating to off street parking spaces will increase from about 2.5 to 4.

Starting with traffic congestion and adding geometrically more seating and less parking just does not work!

Concern 2 – Street Parking 3D View



1 3D View-500 Car Street Parking



2 3D View-100 Car Street Parking

Concern 2 – Street Parking and Traffic

Where are 500 cars going to park!!!

The parking and traffic are already difficult at best. Does the development plan meet the city's review criteria .

E. Development Plan Review Criteria:

A development plan shall be reviewed using the criteria listed below.

...

2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

...

5. Will vehicular access from the project to streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?

...

8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?

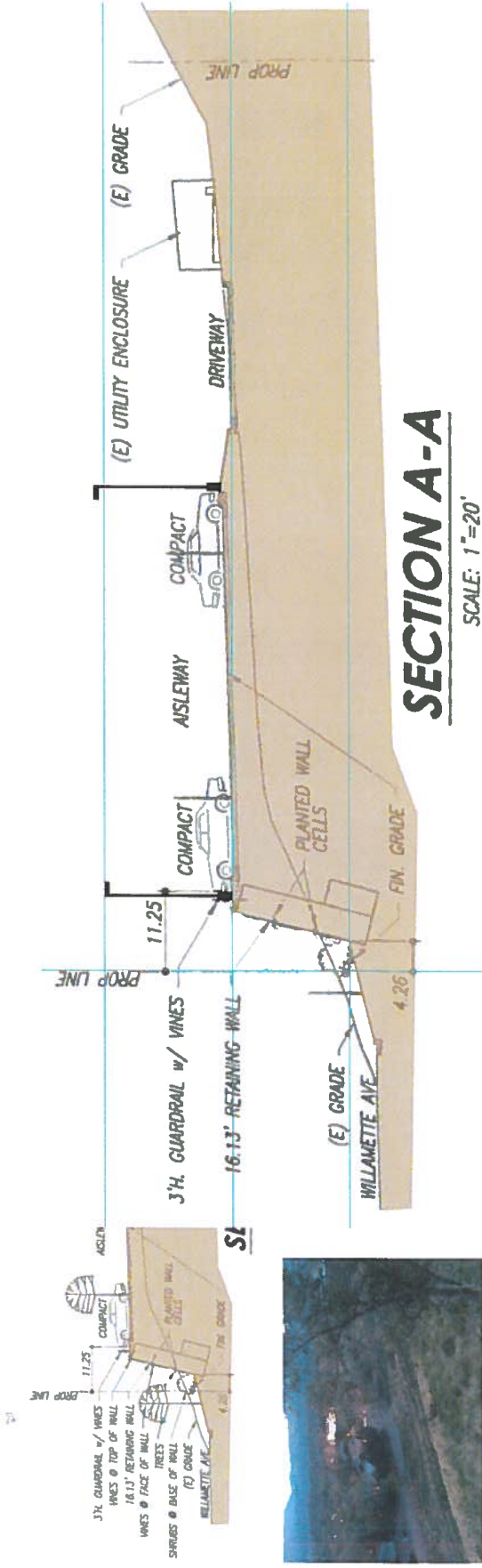
...

We believe we have demonstrated that the project as presented does NOT meet these three criteria!

It WILL OVERBURDEN the capacities of the existing streets.

Concern 3 – Lighting

The photometric plan for the development plan has not been completed. Pole lighting 18' above the parking lot that is 16' above the neighborhood below is not residential in lighting design. The lighting should be pedestrian to minimize spill over into the neighbors below. The photometric plan should be completed and reviewed by city and neighbors before the DP is approved.



E. Development Plan Review Criteria:

- ...
- 4. Will landscaping, berms, fences and/or walls be provided to **buffer** the site from undesirable views, noise, **lighting** or other off site negative influences and to **buffer adjacent properties from negative influences that may be created by the proposed development?**
- ...

We think that the project as presented does NOT meet this criteria!

Concern 5 – Slope Stability

Slope stability may still be an issue. Therefore, we would like to see the geohazard reports officially accept the existing drainage off of King Street and Mesa Vista Court properties to eliminate any legal entanglements if there is a slope failure and neighbors go to litigation (a lesson learned in 2006). Nate Dowden, RMG, explained in 2006 that the northwest end of the property “...would have required the soldier pile system also.” We do not feel that until the final design for the retaining walls is made available that the development plan should be accepted.

One of the reasons presented by the applicant for choosing the “Criblock” retaining walls was that it could withstand movement without damage which we have shown as erroneous. Our point is that if the retaining wall moves, so does the ground and the homes that might be above it. This is not very reassuring.

The home on Mesa Vista Court that has had the most movement in the westerly direction is directly above one of the retaining walls.

City Comprehensive Plan-Policy NE 303: Avoid or Mitigate Effects of Geologic Hazards:

“Discourage development in potentially hazardous areas associated with hillside and geologic development constraints, including steep slopes, erosion, ...”

We think that the project as presented does NOT meet this criteria!

Summary

If the applicant had not been given the R-2 property after 2006, we would not be here today. The applicants PBC property is presently built to near capacity.

The R-2 property is in the heart of residential development. Even though there are some adjacent PUD zones, they are residential uses.

Only 8% of the property boundary of the R-2 lot touches the PBC zone of the applicant. Shouldn't the surrounding property owners expect a residential type development for this property based on the previously approved development plan rather than a parking lot on a 16' high retaining wall.

Shouldn't the R-2 zone be developed in a residential fashion i.e. low lighting, residential scale retaining walls, etc. Something the existing residents could have anticipated for 30 years.

Put in a vernacular that I am very familiar with, I would love to design 5 story, 30,000 square foot floor plate, type II-N office buildings every day. This is the sweet spot of office buildings. I have, however, had to design single story office buildings because the site would not support a larger multistory building. In my opinion just because the applicant hired a consultant that told them that their ideal size would be a sanctuary of 1800, does not mean the site can support such an expansion or that it is prudent to build a building that is grossly under parked.

To me personally, the most egregious part of this development is the 16' high "Cribblock" retaining wall directly across the street from an established neighborhood. If approved, it will be there for decades if not longer and will most likely be a detriment to the revitalization and improvement of the neighborhood over time.

In addition, if the applicant should be required to put in a residential style retaining wall in a terraced type fashion (something I would support), yes, they will most likely not be able to expand to the size they would like because of lack of parking, but sometimes you have to scale back your desires by what is appropriate.

Lastly, although I am sympathetic to the applicant and their lofty ambitions, they should not be allowed to develop in a manner that a commercial or even residential project could not.