

January 10, 2017

Michael Turisk

Planner II

City of Colorado Springs, Land Use Review Division

30 S. Nevada Avenue, #105

Colorado Springs, CO 80903

Re: 543 Robbin Place

File No: CPC SWP 16-00155 and CPC PFP 16-00156

Members of Colorado Springs Land Use Planning Division and Colorado Springs City Council:

My name is Dee Dengler and I live at 416 Cooper Avenue, Colorado Springs, CO 80905. My home is directly across the alley from this proposed development. In response to Mr. Rising's second request for this development, I still offer the following comments and continued concerns:

- Land slippage: Information from the Colorado Geological Survey dated May 19, 2016, states that this property should be considered an area susceptible to future landslide activity and has similar topography to areas that have had recent landslides. Being that my property would take a direct hit should this event happen, I would like to have a report on the construction effects on surrounding properties and exact mitigation that will be conducted to prevent a potential landslide. Also, assurance that a designated legal entity will be held responsible for all repairs/replacements for damages to my, and surrounding neighbor's property, due to such event.
- Emergency vehicles, specifically Fire Department, access to the site: City Chief Smith stated that the site cannot be accessed from the south with fire apparatus and that there is not a fire hydrant within regulation proximity. Eye witness reports support these statements. Colorado Springs Fire Department has stated that proposed units have sprinkler control valves. Which is fine, and probably code for such units, but the existing problem remains that a CSFD hook and ladder/aerial truck cannot access the alley or, due to overhead power lines, cannot properly extend ladders to extinguish fire/rescue residents. And, if the alley needs to be widened for emergency vehicle access, there is the possibility that property and structures on adjacent properties may need to be removed. Will the developer be responsible for replacement costs of said items?
- Design and construction of property: Will the design blend in with current homes? And comply with the codified existing Westside's Plan and non-codified Westside Historic Guidelines? With the exception of one duplex, all other adjacent properties are single family homes. Duplexes are not in character with neighborhood design, nor does the neighborhood wish to promote/encourage future developers to build such structures.
- Zoning: is the proposed plan for subdividing the property within codes?
- Assessor record discrepancy: Recent information has listed the property at 24,000 SF, whereas a 2003 assessment listed 14,000 SF. Why the discrepancy?

January 9, 2017

Attention:

City Planning Commission

City Council Members

RE: 543 Robbin Place

File No: CPC SWP 16-00155

Mr. Rising is asking you to turn our alley into a street to allow access to six households. Our alley is twelve (12) feet wide. The code currently in place requires that this access must be at a minimum of twenty (20) feet wide. That is the minimum required access by the CSFD. When this development first came up, the CSFD was unable to access our alley from Boulder St. (There was even a video made by the CSFD justifying its futile attempts). They then tried to access the alley from the north (St. Vrain St.), but again, were unable due to unstable ground.

Mr. Rising stated that an apron of 25 feet could be constructed off Boulder St. that would allow the fire truck to make the turn into the 12 ft. alley. To construct this apron, two of our neighbors will lose part of their property and a major utility pole will have to be moved. Further north on the alleyway there are an abundance of power lines that will have to be moved and possibly more utility poles.

For those of you who are not familiar with the Westside, parking is at a premium. Most families that live here do not have garages and therefore, they park their vehicles on the street. The developer is presenting a plan with two-car garages accessed right off the alley; they are making plans for 12 vehicles. Out of curiosity we googled two questions:

1. How many people actually use their garages for cars?
2. How many cars does the average American family own?

1. Response: Almost 1 in 4 Americans say their garages are too cluttered to fit their cars.
2. Response: The average American family owns 2.28 vehicles.

The moment our alley is designated a "street", people will treat it as a street and begin parking on it, making it impossible for not only a fire truck to get through, but any vehicle. This also brings up the situation of safety. There will be no sidewalks which could greatly affect the safety of pedestrians and pets.

Sara Poe  
406 Cooper Ave.  
Colorado Springs, CO 80905

Safety- width of alley not wide enough for fire truck

Liability- home-owners are liable if and when earth moves

1. The design of 3 duplexes sitting high near a grassy hill on an alley does not fit with the surrounding neighborhood. It is not harmonious with the other single-family small old homes. Most of the homes were built in the early 1900's with either no garage or driveway, or with an entrance off the alley. This is a quiet street with young families and old.
2. The development is not compatible with the surrounding neighborhood due to the fact that it will over burden an alley that is primarily used to access driveways. The increased traffic flow through a small alley is worrisome with concerns for traffic flow, friction and speed.
3. I am concerned about the fire hazards considering a fire truck cannot access the property due to the alley being too small. There is no nearby fire hydrant.
4. I am concerned with land slippage with building on a hillside. This concerns the residents sitting against the alley with future problems of flooding and damage.

Overall, the residents are concerned that if a development like this is started, then the precedent will be started for other like- projects to begin in the neighborhood. As the area residents are not opposed to development, we are concerned more with the fit and look of the development to fit what is currently here. Some families have lived on this block for over 60 years. The quaint homes and shaded lawns and vegetation in the backyards is what makes the Westside unique.

Thank you for your time,

Sara

Adam Poe  
406 Cooper Ave.  
Colorado Springs, CO 80905

I have concerns for the Robbin Place development:

1. Safety
  - a. No fire-truck access on the alley (too narrow)
  - b. No fire hydrant nearby
  - c. In case of emergency, how will emergency vehicle access the area?
2. Traffic
  - a. Increased traffic down a narrow alley
  - b. Alley is used now for driveway/ garage entrance
  - c. Cars backing out into alley and on-coming traffic could create a nuisance
  - d. Speed, flow, congestion increased
3. Land slippage
  - a. Concern with land slippage on the grassy hill once develop on it
  - b. Flooding, storm water, drainage into our backyards and down our main streets
4. Fit with neighborhood
  - a. This development plan does not fit with the character of the existing neighborhood
  - b. Small, quaint houses, single-family
  - c. 1 duplex would be ok or even 1 new single family home, but stuffing 3 into a small space doesn't make sense

July 14, 2016

Michael Turisk  
Planner II

City Of Colorado Springs, Land Use Division  
30 S. Nevada #105  
Colorado Springs, Colorado 80905

Dear Mr. Turisk,

My name is Autumn Vyzarek and I live at 408  
Cooper Ave 80905

As a west side resident, I have some concerns about  
the Tobin Place duplex development plans.

- Safety Issues

I am concerned about the city fire department  
not having fast and adequate access to the alley.  
I witnessed the fire department truck having difficulty  
turning into the alley from W. Boulder. There are no  
hydrants in the alley.

- Land Slippage

I also have concerns about erosion and  
possible landslide activity and possible flooding  
that could be damaging to existing homes and  
property.

Michael Turisk

Planner II

City of Colorado Springs, Land Use Review Division

30 S. Nevada #105

Colorado Springs, Colorado. 80903

### - Traffic & Parking

I have concerns about current pedestrian use and how additional vehicular traffic and parking could create unsafe and noisy conditions.

I would respectfully ask the Planning Commission to take into consideration the concerns of the neighborhood and understand that duplexes built on this property are not in character with our westside neighborhood.

Thank You For Your Time  
With This Matter

Antonia Vyzarek  
408 Cooper Ave 80905  
AVyzarek@gmail.com  
719-964-5909