

Shafer, Ethan P

From: amanda demarco <amandadcolorado@gmail.com>
Sent: Tuesday, June 17, 2025 12:16 PM
To: Shafer, Ethan P
Cc: w.witchhazel@yahoo.com
Subject: Public Comment on Proposed Development NVAR-25-0004 (2826 Beacon St)

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Dear Mr. Shafer

I am writing in response to the notice regarding the proposed project at 2826 Beacon Street (Record #NVAR-25-0004). I reside at 2811 Beacon Street and have lived in this home since the mid-1960s. Over the past six decades, I've witnessed many changes in our neighborhood—some beneficial, others less so. With that long-term perspective, I'd like to respectfully share my concerns about this proposal.

The project as outlined raises serious issues related to density, parking, and site stability.

The current owner has been undertaking construction projects on the property since he purchased it, which have already created drainage impacts to neighboring properties, particularly at 2822 Beacon Street. These issues may be exacerbated by additional development. The portion of the property—where a new dwelling is proposed—has historically been filled with various materials by previous owners. I would not be surprised if subsurface conditions include buried debris such as concrete or asphalt, which may impact the feasibility of any new foundation work.

From a logistical standpoint, the proposed building site is quite small and appears to lack space for off-street parking. The existing home already appears to be divided with separate tenants - with multiple vehicles often parked along Beacon Street, Taylor Street, and in the two short driveways on-site. The alley behind the property has grade issues, and is already not easily accessible—further limiting viable parking solutions.

This development would also affect adjacent properties, especially 2825 Tremont, located directly across the alley. Drainage and runoff concerns would likely increase, given the lack of modern infrastructure in this part of town. When curb and gutter were installed in this neighborhood years ago, construction quality was limited by budget and timeline constraints—not current engineering standards.

More broadly, Beacon Street already experiences significant traffic for a residential street. There are no posted speed limits, stop signs are routinely ignored, and pedestrians (including children and pets) are forced to walk in the roadway due to the lack of sidewalks. Adding another dwelling unit to a constrained lot will increase traffic and parking strain, without offering a clear benefit to the community.

I understand that housing availability is an ongoing concern, and that the zoning code may technically permit this type of development. However, I urge the Planning Department to consider the cumulative impacts to drainage, traffic safety, pedestrian infrastructure, and neighborhood character before approving this proposal. These are the types of small infill projects that, while minor in scale, can create outsized challenges for long-established communities like ours.

Thank you for your time and for considering this comment as part of the public record.

Sincerely,
Dorothy Clark
2811 Beacon Street
Colorado Springs, CO 80907