



# William Guman & Associates, Ltd.

Bill Guman, PLA, ASLA, APA | Principal  
Colorado Springs City Councilman 1993-2001  
Colorado Springs City Planning Commissioner 1992-1993  
Pikes Peak Regional Building Commissioner 1997-2001



URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

ENTITLEMENT COORDINATION | CONTRACT ADMINISTRATION

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Licensed Landscape Architects (PLA)    American Society of Landscape Architects (ASLA)    American Planning Association (APA)



Dear Ms. Osborn,

Thank you for your comments relating to the proposed single-family residence located at 501 North Wahsatch Avenue, Colorado Springs.

While it is true that the currently unoccupied building has been a target for vandalism, it has historically been demonstrated that upon occupancy, such actions tend to cease. In our estimation, the best remedy is getting the plan approved, quickly followed by its habitation with new residents.

The Colorado Springs owner of the site specializes in residential property. I am unfamiliar with the history of other potential purchasers of the building. While I share your idea of walkable, mixed-use communities, it might be that the existing R-4 zoning presented enough of a hurdle to a prospective buyer to deter them from pursuing a retail use on this location. In addition to the rezone process, additional parking requirements, for example, would come into play. Based on past submittals, some residents would oppose the rezone and retail use, as well.

You have correctly mentioned that the existing R-4 zoning described in the Unified Development Code (UDC) (adopted by the City of Colorado Springs on February 14, 2023) does not allow commercial uses in either the "permitted" or "conditional use" category. Another party interested in pursuing a retail use for the property could approach the owner, offer to purchase it and follow the required course if a deal is made.

The landscape plan as submitted with the development application meets the City's requirements. Additionally, existing shade trees along St. Vrain will not be impacted. The proposed landscape material is xeric in nature and will be served by an in-ground irrigation system. The plant materials will be inspected after installation, and affidavits provided to the City attesting to their specification and vigor. Likewise, the irrigation system will be inspected and its proper function confirmed. The City will then make its own inspection pursuant to the designer's. Plant material is typically guaranteed for one year after installation.

An additional benefit to the community at large from this project is the requirement of park and school fees for this conversion to residential use.

Kind Regards,

Edward Morgan, PLA