

Ethan P Shafer

From: Mariah O <mariahkdosborn@gmail.com>
Sent: Saturday, August 23, 2025 3:24 PM
To: Shafer, Ethan P
Cc: Cheryl Brown; Dianne Bridges; hobbs.monica@gmail.com; hodges_jeffrey@hotmail.com; nina.g.ramey@gmail.com; info@historictown.org
Subject: DVSA-25-0003, 501 N Wahsatch Avenue – Development Standards Adjustment

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Dear Mr. Shafer,

Thank you for the opportunity to provide comments on this request. While we appreciate the applicant's effort to move this long-neglected property back into occupancy, we have significant concerns and questions:

Historic and Preferred Use

This building has served as a neighborhood business for most of its history ([Royal Grocery Market, later laundromat](#)). [Residents strongly prefer](#) to see the site restored as a business use (e.g., small grocer, café, or restaurant) that would positively contribute to walkability and community vitality, rather than additional housing.

Airbnb and Short-Term Rental Concerns

Neighbors are deeply concerned that the proposed single-family home could, in practice, be operated as an Airbnb. This property is owned by *Simple Wealth Solutions LLC*, known for holding multiple Airbnb properties in the city. The neighborhood is strongly opposed to short-term rental use and requests clarification on whether this site would qualify for a non-owner-occupied short-term rental license.

Ongoing Nuisance and Neglect

The property has become a community nuisance under its current ownership:

- The broken front window has been boarded up for over a year.
- Overgrown weeds and bushes are blocking sidewalks.
- Fire alarms were beeping without resolution until reported to the Fire Department.
- History of squatters, including one incident where a female resident was stalked and forced to move due to a man living in the abandoned building. HOT was unable to remove the man because the owner was unreachable and had not reported any trespassing.

These conditions create safety risks and degrade the neighborhood's appearance. We are concerned that continued neglect will persist regardless of occupancy unless stronger conditions are attached to approval.

Parking and Infrastructure

How will parking requirements be addressed for three dwellings on this parcel? Will off-street parking be provided, and if so, how many spaces?

Our Position:

While we understand the R-4 zoning presents hurdles for returning this property to a business use, the current proposal does not address the property's history of neglect, nor does it align with neighborhood preference for a community-serving use. We urge the City to explore creative solutions, such as partnerships or incentives, to encourage commercial revitalization at this site instead of more residential density.

We respectfully request that these concerns be considered as part of the review process and that clear answers be provided on:

- Parking requirements.
- Airbnb/short-term rental eligibility.
- Any conditions that can be imposed to ensure ongoing property maintenance and accountability by the owner.
- Encouraging the owner to collaborate with local grocers, such as Bread and Butter or Mountain Mama's, to establish a similar market in this historic building.

Sincerely,



Historic Uptown Neighborhood Association Board

(719) 229-8544 | historicoptown.org

info@historicoptown.org

PO Box 2105, Colorado Springs, CO 80901-2105



Ethan P Shafer

From: bob dog <3o3d0gj@gmail.com>
Sent: Monday, August 18, 2025 12:24 PM
To: Shafer, Ethan P
Subject: DVSA-25-0003 501N WAHSATCH PROJECT

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Shafer,

I would like you to DISAPPROVE this standards adjustment request! I live one block North of the proposed development site, and I have to tell you that parking in the area is HORRENDOUS right now. We have the Palmer High School students parking and ALL the parking for ALL the CURRENT apartment buildings to contend with. As it stands now, there is rarely any open space on the street in front of my home (that I own) for MY and MY VISITORS use. To increase the density of units will DEFINITELY INCREASE THE PARKING PROBLEMS!!! If this or any other downtown development doesn't have a good, working, comprehensive parking plan then it SHOULD NOT be approved.

Thank you for your attention.

Sincerely,
Janet Cathcart

Ethan P Shafer

From: phoenixsong <phoenixsong@protonmail.com>
Sent: Saturday, August 30, 2025 4:45 PM
To: Shafer, Ethan P
Subject: Record # DVSA-25-0003 Comment

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Hi,

My name is Cyndi Long and I live at 605 E Willamette Ave. It is unclear to me based on the project description if additional buildings are proposed. IF OFF STREET PARKING IS PROVIDED FOR ALL PROPOSED UNITS, then I support this proposal. If there will not be at least one off street parking space per unit then I do not support the proposal.

Thank you,
Cyndi Long

Ethan P Shafer

From: Ryan Larson <rlarson1977@gmail.com>
Sent: Friday, August 22, 2025 6:23 PM
To: Shafer, Ethan P; Ruthie Coffman
Subject: Record Number DVSA-25-0003

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We live within a block of this project and we are in favor of it proceeding. We would like to see that lot used for something and not be empty.

Thank you,

Ryan Larson and Ruth Coffman