



Jon Walsh, Landscape Architect

December 8, 2020

Reviewing Planner
El Paso County Planning Department
2880 International Circle
Colorado Springs, CO 80910

**RE: Request for Alternative Landscape Design.
Development plan: Security Fire Station No. 4**

Dear Reviewing Planner,

The owner of this 1.2 acre vacant lot proposes to construct a new fire station for the Security community. As part of a proposed development plan a final landscape plan has been prepared that meets or exceeds most of the El Paso County landscape requirements. However, the applicant would like to request alternative landscape design for two of the landscape requirements as stated below.

Request #1

Section: 6.2.2 (B) (1) Roadway Landscaping Requirements

Requirement: Seven roadway trees required along Wayfarer Drive.

Proposal: Provide 5 trees and allow substitution of 20 shrubs for 2 of the required trees.

Justification: The northern portion of the site has a wide sewer easement that will not allow for trees to be planted within the easement. Trees cannot also be planted within the right of way leaving no place to provide the required roadway trees. Five trees are proposed along the back side of the sewer easement. Providing additional shrubs in the sewer easement and the right of way will make the site look better from the street.

Request #2

Section: 6.2.2 (e) (2) (c) Internal Trees Replaced by Shrubs

Requirement: For retail uses up to ½ of required internal trees may be replaced by shrubs at a ratio of 10 shrubs per 1 tree.

Proposal: Allow substitution of 3 the required 6 internal trees with 30+ shrubs.

Justification: The northern portion of the site has a wide sewer easement that will not allow for trees to be planted within the easement. The proposed building is sited up against this easement leaving a wide landscape area where numerous shrubs can be planted to provide an appealing landscape between the building and Wayfaring Drive. Shrubs of all different sizes and heights have been proposed in this area to create an aesthetically pleasing low water use landscape.

Thank you for your consideration of these items. Please call if you have any questions relating to this request.

Sincerely,



Jon C. Walsh, RLA
Landscape Architect

PLANNING DEPARTMENT USE: