



NEW FRONTIER.®

COLORADO SPRINGS, CO

Meeting the Growing Need for Attainable Veteran and Work Force Housing

 *William Gaman*
& Associates, Ltd.

731 NORTH WEBER STREET, SUITE 10
COLORADO SPRINGS, CO 80903
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Introducing the *new*
"Small House" Concept...



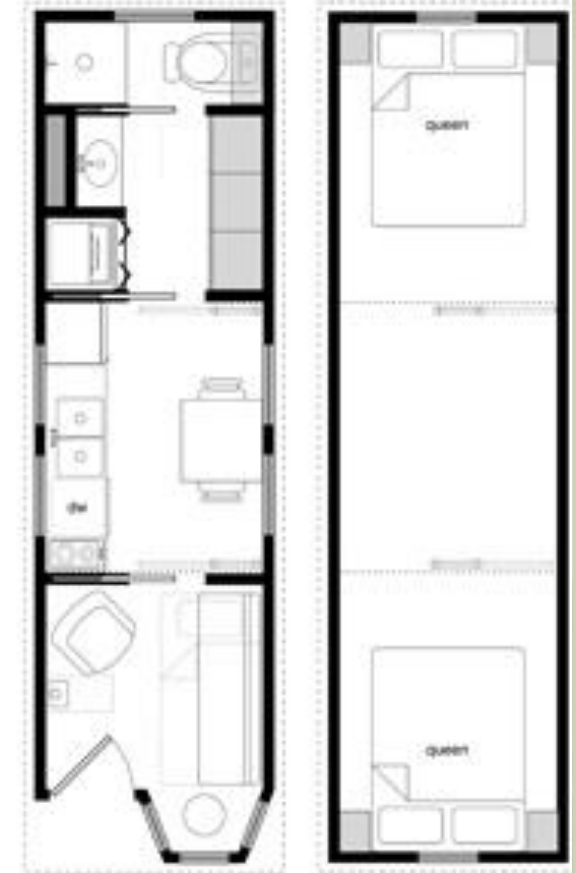
Cragmor, Colorado Springs, circa 1920
The city's first "Small House" development





UP TO 6 'SMALL HOUSES' CAN FIT ON A TYPICAL 40X80 URBAN LOT

Planning Goal 1: Develop a new community of *highly affordable and attractive* self-contained single-family primary residences ranging in size from 120 fully finished sq. ft. to about 500 sq. ft. to accommodate the underserved needs of Colorado Springs' homeless Veterans and "*Work Force*" citizens.



A MODERN 'SMALL HOUSE' IS NOT A STRIPPED-DOWN SHELL. THEY ARE FULLY EQUIPPED WITH ALL THE CONVENIENCES EXPECTED IN A FULL-SIZE HOME



“SMALL HOME COMMUNITIES LEAD THEMSELVES WELL TO ‘INFILL’ DEVELOPMENT, AND CAN BE DEVELOPED ON URBAN TRACTS THAT OFTEN CANNOT ACCOMMODATE TRADITIONAL HOUSING”



Planning Goal 2: provide for high quality & fully amenitized single family infill development with a gross density of 40-50 DU/Acre



AN ENTIRE SMALL HOME
COMMUNITY—COMPLETELY
LANDSCAPED WITH TRAILS
AND PUBLIC SPACES FOR
RESIDENTS—CAN OFTEN BE
BUILT WHERE IT WOULD BE
IMPOSSIBLE TO DEVELOP
TRADITIONAL DETACHED
HOUSING



Planning Goal 3: Enable home ownership for homeless Veterans, entry level first-time buyers, active fixed-income seniors, and displaced citizens by offering fully equipped new homes with a price range of \$35,000 to under \$60,000

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WITH COSTS OF NEW TRADITIONAL TRACT SINGLE FAMILY DWELLINGS OFTEN EXCEEDING \$125 PER SQUARE FOOT, PLUS ENTITLEMENT AND DEVELOPMENT COSTS APPROACHING \$40,000 FOR A TYPICAL 5K SQUARE FOOT LOT, THE SMALL HOUSE IS AN ECONOMICALLY VIABLE AND ATTRACTIVE ALTERNATIVE.

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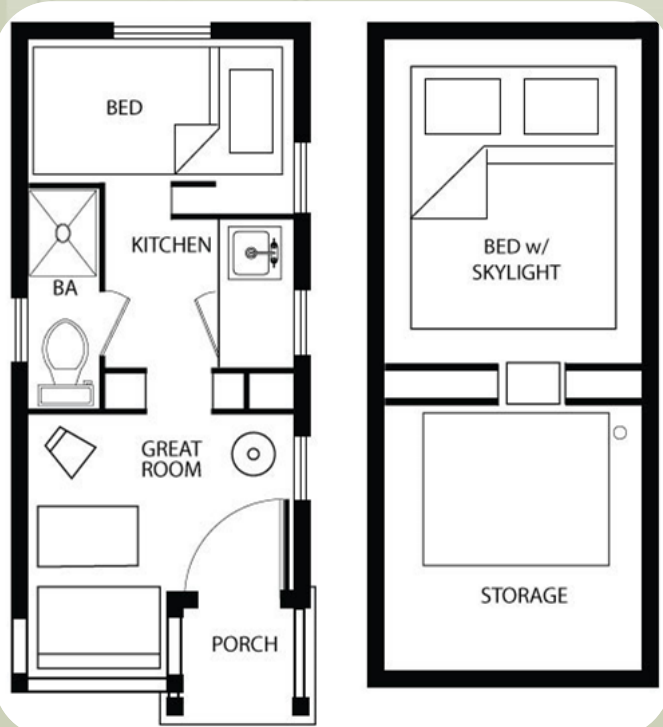
“SMALL HOUSE” TECHNOLOGY EXCEEDS EVERY EXPECTATION OF WHAT IS ENVISIONED WHEN THINKING OF DWELLINGS THIS SIZE. THE SMALL HOUSE OFFERS COMFORTABLE LIVING SPACES WITH A BUILD QUALITY ON PAR WITH NEWER TRACT-STYLE HOMES.

EFFICIENTLY PLANNED AND SUSTAINABLE ARCHITECTURAL DESIGN, VERSATILE FLOOR PLANS, AND ATTRACTIVE INTERIOR DESIGN ARE ALL KEY ELEMENTS OF THE MODERN SMALL HOUSE.

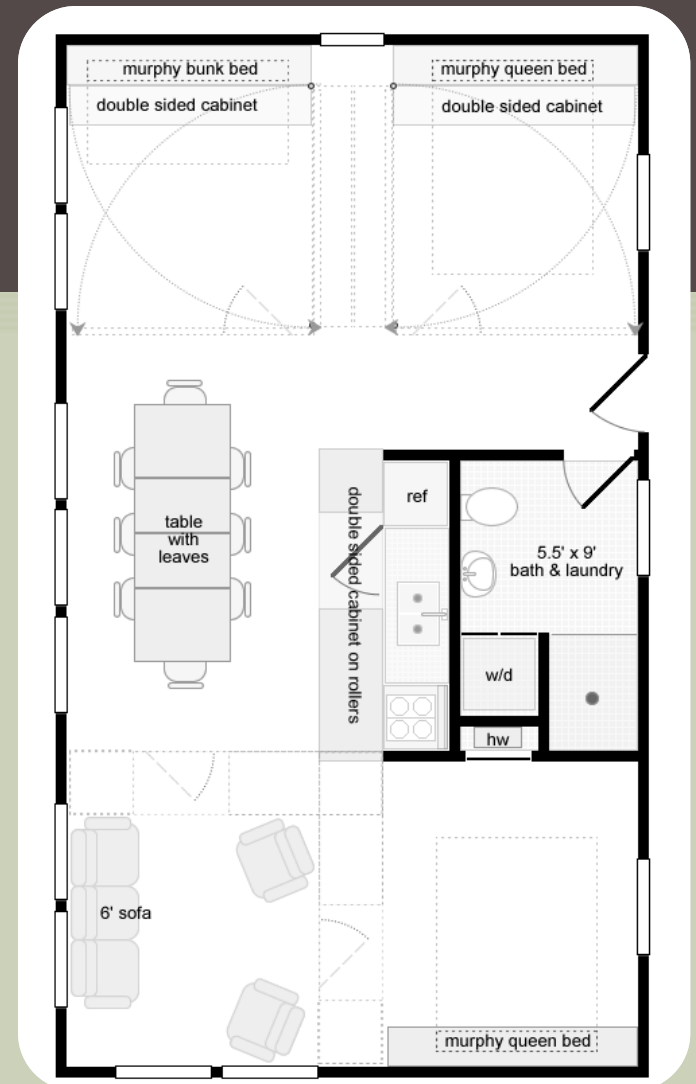
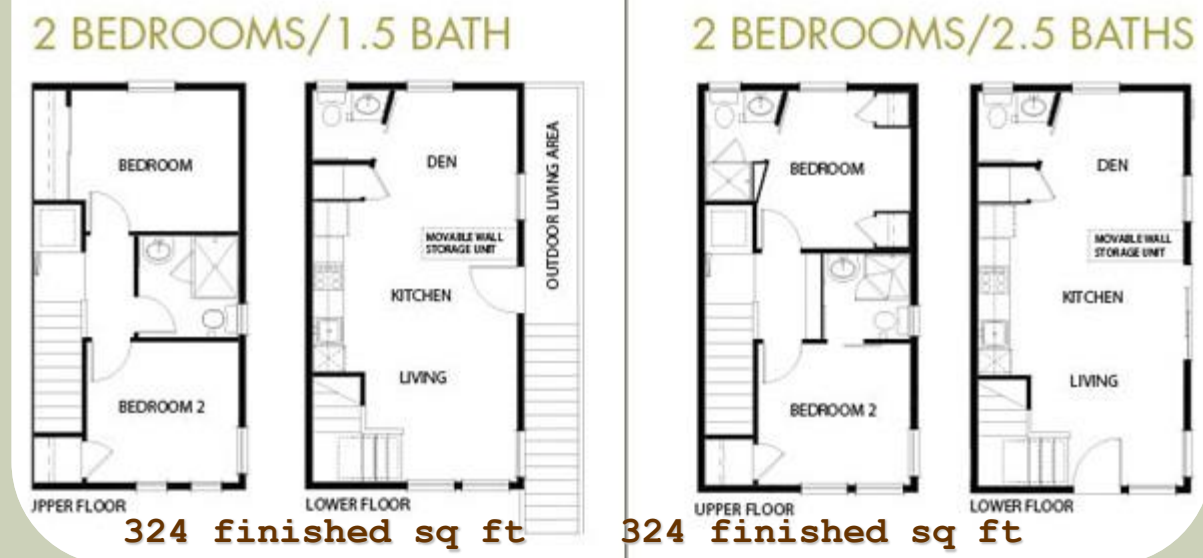
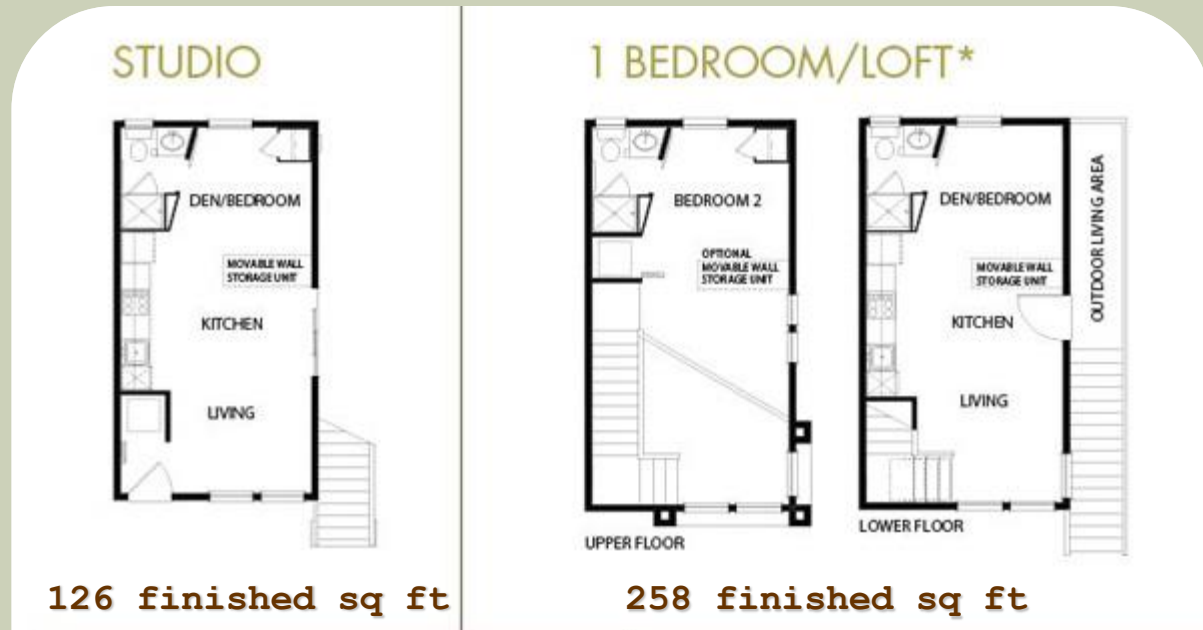
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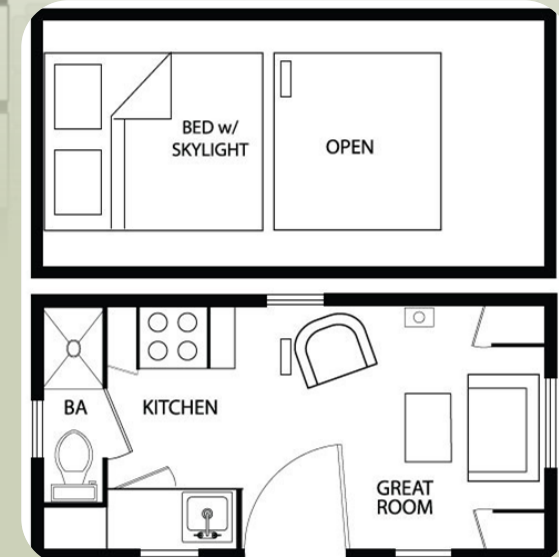
162 finished sq ft



224 finished sq ft

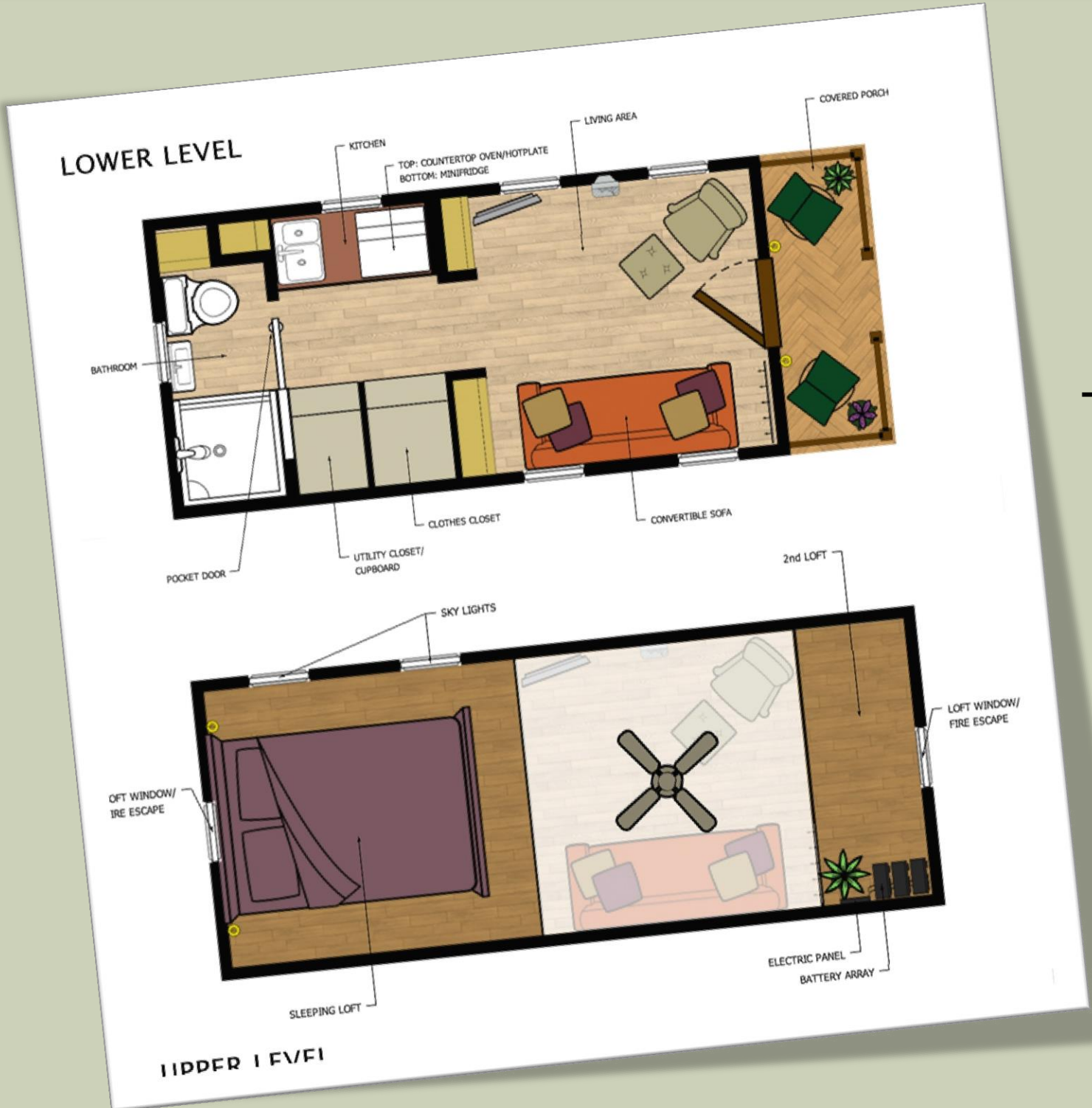


512 finished sq ft



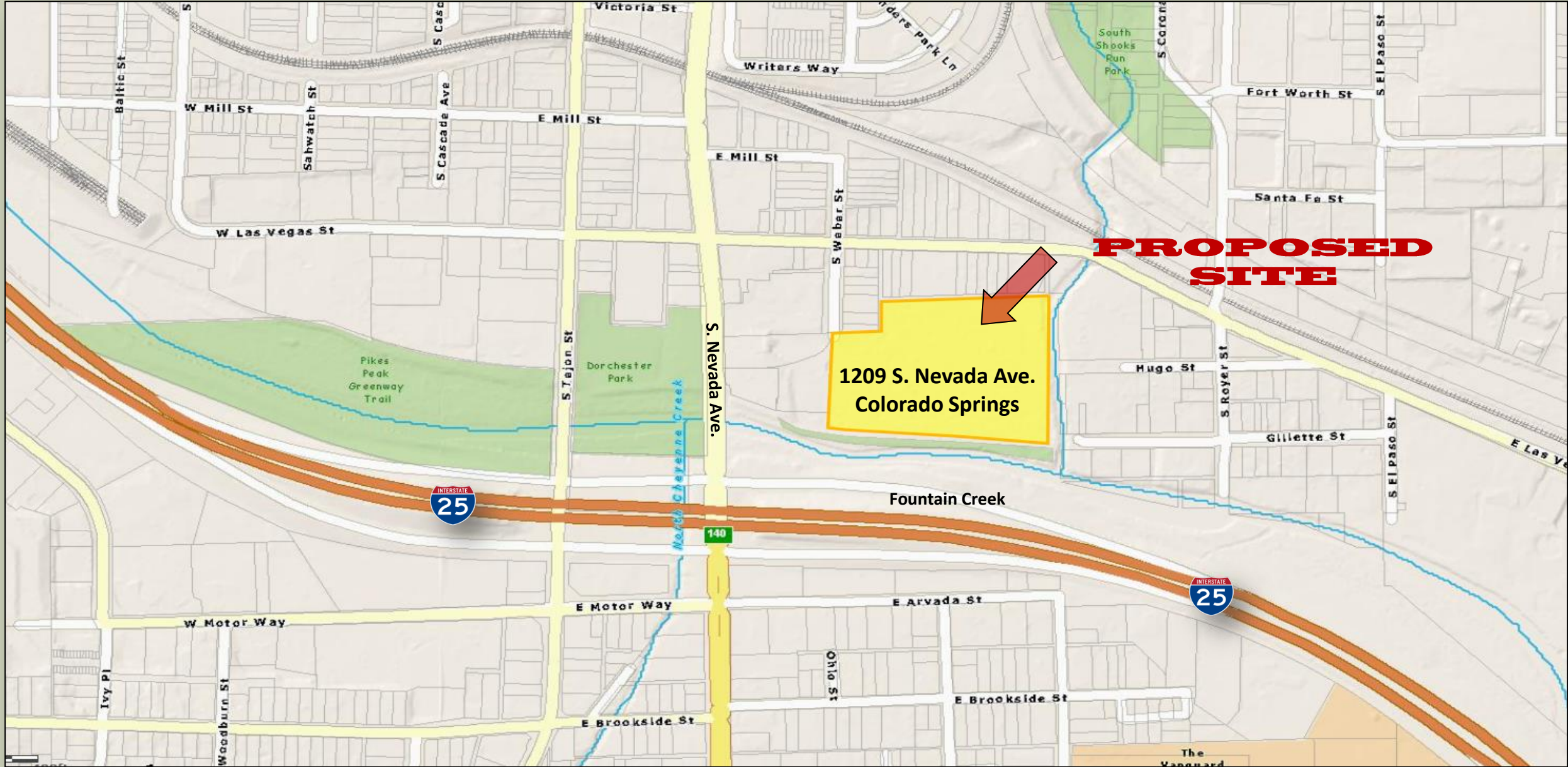
288 finished sq ft

INNOVATIVE AND EFFICIENT SPACE UTILIZATION OF THE MODERN SMALL HOUSE ASSURES COMFORTABLE AND *DIGNIFIED* ACCOMMODATIONS FOR HOMELESS VETERANS, SINGLE INDIVIDUALS, COUPLES, AND SMALLER TRADITIONAL-SIZE FAMILIES.



TODAY'S MODERN SMALL HOUSE FEATURES FULL AMENITIES AND MAXIMUM SPACE UTILIZATION NOT OFTEN FOUND IN TRACT HOMES THAT ARE THREE AND FOUR TIMES LARGER.



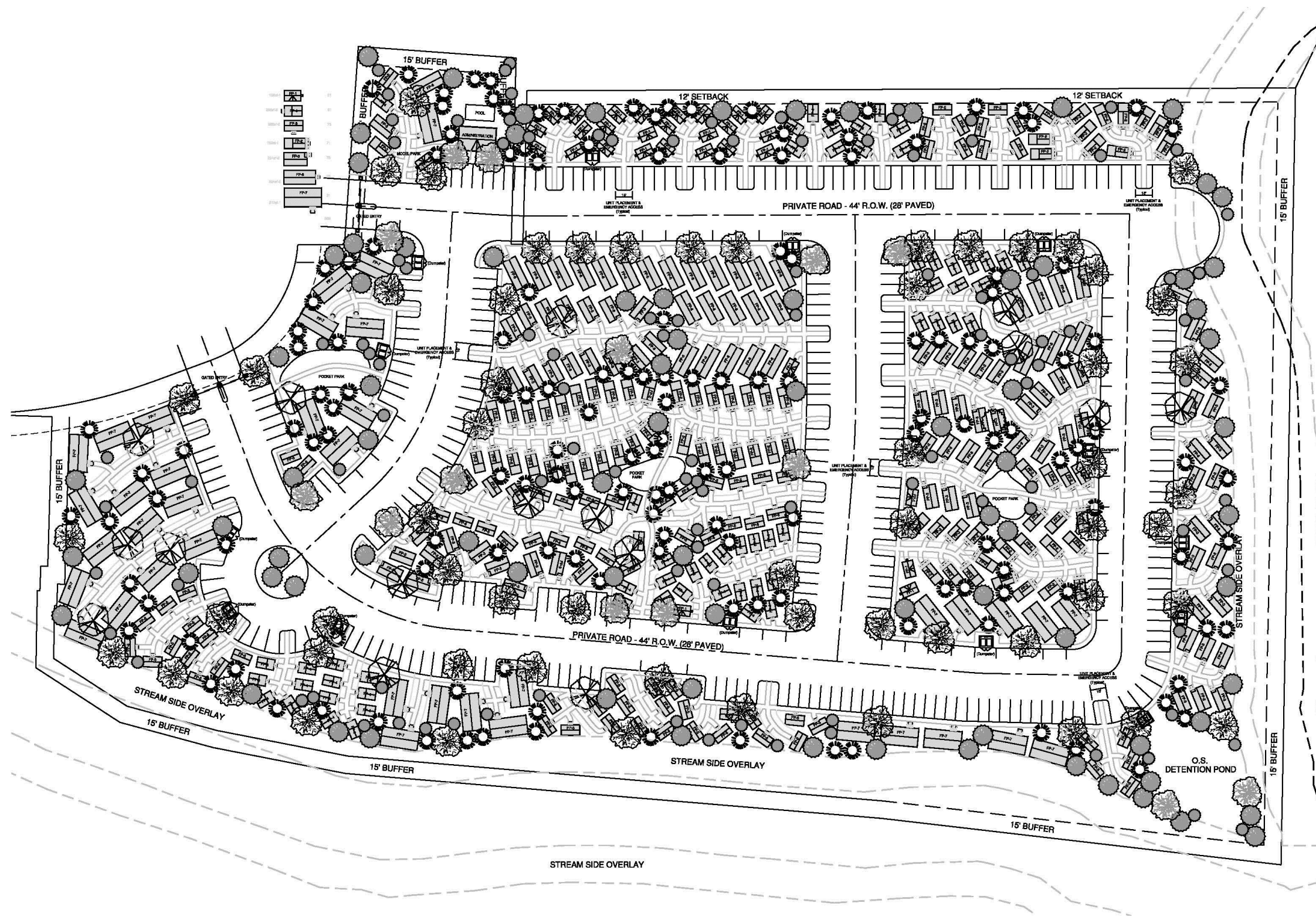


- ✓ DIRECT ACCESS TO PUBLIC TRANSPORTATION
- ✓ CLOSE PROXIMITY TO COLORADO SPRINGS DOWNTOWN BUSINESS DISTRICT AND SOUTH NEVADA AVENUE SHOPPING DISTRICT
- ✓ NEARBY REGIONAL MEDICAL FACILITIES
- ✓ POLICE AND FIRE PROTECTION WITHIN 1/2 MILE
- ✓ ADJACENT TO SOUTH NEVADA AVENUE URBAN RENEWAL DISTRICT
- ✓ ACCESS TO PIKES PEAK GREENWAY TRAIL RECREATIONAL AMENITY



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TOTAL SITE AREA: 12.29 ACRES
TOTAL UNITS: 369 DWELLINGS
DU/ACRE: 30.00 DU/AC
ZONING: PUD C6 UV S5



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