



6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8884 • GallowayUS.com

**King Soopers #147 Commercial Development**  
**E. Woodmen Rd. & Meridian Rd.**  
**El Paso County, CO**

**LETTER OF INTENT**  
August 26, 2019

**PROPERTY OWNERSHIP / DEVELOPMENT / CONTACT INFORMATION:**

Property Ownership:  
Dillon Real Estate Co.  
1014 Vine Street  
Cincinnati, OH 45202-1100  
(888) 762-7357

Applicant:  
King Soopers Inc.  
65 Tejon Street  
Denver, CO 80223  
(303) 778-3123

Consultant:  
Galloway & Company, Inc.  
6162 South Willow Drive, Suite 320  
Greenwood Village, CO 80111  
(303) 770-8884

**SITE LOCATION, SIZE, AND CURRENT ZONING:**

The subject property is approximately 11.50 acres in size and is located on the northwest corner of East Woodmen Road and Meridian Road in El Paso County, Colorado. The site is vacant and is situated on Lots 2 & 3, Block 1 of Falcon Marketplace Subdivision Filing No. 1. The property is currently within the El Paso County Commercial Regional (CR) zone district, which will allow for the proposed retail building and fuel center.

final plat (no sketch plan was submitted)

**REQUEST AND JUSTIFICATION:**

The applicant proposes to develop the subject site in conformance with the Falcon Marketplace – Sketch Plan, which has designated this area as a commercial/retail site. The proposed commercial center under the CR zoning will allow, but is not limited to the retail building and fuel center.

The Site Development Plan for Lots 2 & 3, Block 1 will allow for construction of an approximate 123,000 square foot retail building and 9 dispenser island fuel center, respectively, with associated landscaping, parking, and drives. The proposed site on Lot 2 will have landscape areas covering approximately 6.4% of the total lot area (434,598 SF), and will provide for 446 total parking spaces. The proposed site on Lot 3 will have landscape areas covering approximately 44% of the total lot area (57,280 SF).

**EXISTING AND PROPOSED FACILITIES, STRUCTURES, AND ROADS:**

final plat

All utility and roadway infrastructure that will service the site has been constructed with the master development. Access to the site will be provided by internal access drives that connect to East

a public road named, Falcon Market Place



Woodmen Road and Meridian Road. All proposed facilities with this Site Development plan will be internal to Lots 2&3.

**PUBLIC INFRASTRUCTURE, FACILITIES:**

The subject site is located within the service boundaries of the Woodmen Hills Metropolitan District, of which has given preliminary indications that they will provide both public water and sanitation to serve the proposed development. Fire and Emergency services will be provided by the Falcon Fire Protection District.

Acknowledge applicant is required to contribute to off site improvements per the development agreement to be recorded with the final plat.

electric by?, gas by?  
The site is also within the Woodmen Road District fees in the amount of X will be paid to the Woodmen Road District at the time of building permit issuance.

# LOI V\_1 redlines.pdf Markup Summary 10-17-2019

dspdparsons (5)



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**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 10/17/2019 8:53:42 AM  
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final plat (no sketch plan was submitted)

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final plat

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final plat

#### STRUCTURES AND ROADS:

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a public road named, Falcon Market Place

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**Author:** dsdparsons  
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