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King Soopers #147 Commercial Development
7530 & 7595 Falcon Market Pl.
El Paso County, CO

LETTER OF INTENT

May 28, 2020

PROPERTY OWNERSHIP / DEVELOPMENT / CONTACT INFORMATION:

Property Ownership:

Dillon Real Estate Co., Inc., A Kansas Corporation
800 Ridgelake Boulevard
Memphis, TN 38101-1878
(901) 765-4190

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.

REQUEST AND JUSTIFICATION:

The applicant proposes to develop the subject site in conformance with the Falcon Marketplace – Final Plat, 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 5.4% of the total lot area (434,598 SF), and will provide for 447 total parking spaces. The proposed site on Lot 3 will have landscape areas covering approximately 33.3% of the total lot area (57,020 SF).

As part of the formal review process of the SDP application, two waiver requests are being made. The first request is to allow for an alternate lighting fixture height in the parking lot areas. The County's development code restricts light fixture heights to 20'; however, the proposed development with a large size parking lot requires a taller light fixture of 28', as submitted on the Photometric Plans on sheets



C5.0 and C5.1. The proposed height of 28' is to accommodate large vehicles that navigate the site for truck deliveries, as well as provide for a more even disbursement of light throughout the site. The use of taller light fixtures will reduce the number of total light fixtures that would otherwise be required with the 20' limitation by the code. Reducing the number light fixtures will also limit the site glare and minimize the light pollution into the night sky. In addition, the proposed light fixtures are full cut-off, downcast lighting mounts that further minimize light pollution.

The second waiver request associated with the SDP application is to allow an alternative loading space size within the King Soopers truck loading dock. The County's development code requires loading spaces to be a minimum of 14'x40' each; however King Soopers typically utilizes minimum 12' wide loading spaces at the loading dock as submitted on the Site Plan on sheet C1.0. Increasing all the loading spaces to 14' wide would require the loading dock doors to be spaced differently and change the standard design of the back of the building. The design and layout of the loading docks is critical to King Soopers' operations. WB-60 trucks are 8.5' wide, so there will be approximately 7' between parked trucks with 12' wide loading spaces.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, AND ROADS:

All master infrastructure utility mains, utility stubs into each lot, and Falcon Market Place roadway infrastructure will be constructed by the master developer. Detention and water quality infrastructure for all lots within the Falcon Marketplace development will also be constructed by the master developer. Specific responsibilities of the master developer are further outlined in the Subdivision Improvement Agreement (SF 19-001). Access to Lots 2 & 3 will be provided by Falcon Market Place, a public road that connects to East 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. Electric services will be provided by the Mountain View Electric Association, Inc. Gas services will be provided by Colorado Springs Utilities. The site is also within the Woodmen Road District and fees in the amount of \$168,510 will be paid to the District at the time of building permit issuance.

The applicant is required to contribute to any offsite improvements per the development agreement. These improvements are to be recorded with the final plat.

The master developer is responsible for constructing all public infrastructure that will service Lots 2 & 3. This includes all public utilities and pavement within the platted Falcon Market Place right-of-way. With the exception of public fire hydrants, all other proposed utilities and improvements within Lots 2 & 3 will be considered private.