



May 24, 2022

El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO

Re: "Revised" - Special Use Letter of Intent

Applicant / Owner Name

OUTFRONT Media LLC
Stephen Shinn, Real Estate & Government Affairs Manage
303-316-5809
stephen.shinn@outfront.com

Property Information

0 Misty Acres Blvd
Parcel Number: 7102200010
Zoned PUD

Project Overview

Our company owns and maintains an existing double-sided "billboard" advertising sign on the above referenced property. We propose to convert the static sign display to a LED digital Electronic Message Display (EMD). The size (10'6" x 36') and height (30' overall) of the sign structure shall remain exactly the same as it is currently. It was originally permitted and constructed in 1988 in compliance with the County and Colorado Department of Transportation ("CDOT") regulations. It is a legal conforming land use. We lease a property easement that is vacant with the exception of a dirt access road and a utility easement.

The EMD will be equipped with technology that automatically dims the displayed messages according to the ambient light conditions to a luminance for nighttime brightness level of up to 500 NIT, which will result in a reduction of display brightness. To mitigate sky glow, we implement three techniques:

1. The EMD will be internally illuminated with the light diodes being physically angled downward by a louver system that prevents upward light.
2. Physically, the diodes are angled downward at 6 degrees.
3. Use of long and short light louver system to prevent upward light.

We believe our LED digital signs are "Dark Sky" compliant. The advertising messages will change every 8 seconds and will not be animated, show motion, flash or blink.

County Billboard Credits

County regulations limited the number of billboards to be no more than 99 total. Any lawfully erected billboard as of March 13, 1995, would be issued a credit if removed. The credit could be used in the future for a new billboard. A credit is not required to convert a static billboard to digital so long as the height and size of the sign is not being increased.

Analysis of Criteria

- There is no reference or applicable elements for billboards in the Master Plan and the other County Plans. The EMD would support the proposed Regional Center for economic development and commercial areas along the I-25 corridor.
- The surrounding area is largely vacant land zoned C-1, CS and PUD. Besides our billboard sign on the north end of the property, Lamar Advertising owns a billboard on the south end of the property. Billboard signs adjacent to I-25 are compatible land uses and provide information regarding goods, services and information to the traveling public. They are compatible and in harmony with the allowable existing land uses.
- The conversion of the existing static billboard to EMD will not impact nor overburden any public facilities and services, because the advertising sign does not require any of them.
- Traffic congestion or traffic hazards will not be created or caused by EMD. In fact, messages could be displayed by public agencies like CDOT and El Paso County to inform motorists of accidents, road conditions and possible detours. Legal access is provided to the billboard site via an easement on private property.
- The existing billboard is in compliance with all applicable local, state, and federal laws and regulations as a legal conforming land use. The conversion to EMD will not create any air, water, light, or noise pollution.
- The EMD will not create a detrimental impact on the public health, safety and welfare of the present and/or future residents of El Paso County,
- The EMD will conform to all other applicable County rules, regulations or ordinances as required.

Summary of Criteria of Approval

The special use will be generally consistent with the applicable Master Plan, the harmony and character of the neighborhood, and allowable land uses adjacent to the I-25 corridor. There will be no impact on public facilities and services that would overburden their capacity. It will not create unmitigated traffic congestion or hazards in the surrounding area. Adjacent properties or existing drainage patterns will not be adversely impacted. Access is provided via an easement over private property.

Thank you for your consideration.

Sincerely,



Stephen Shinn

Real Estate & Government Affairs Manager