

July 21, 2026

El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910
719-520-6300

**RE: Letter of Intent and Justification Statement for:
The Markets at Bent Grass, SP262
Preliminary Plan**

El Paso County Planning and Community Development,

Please accept this letter of intent and the enclosed supplemental materials as Evergreen Devco, Inc.'s ("Evergreen") application and request for approval of a Preliminary Plan for The Markets at Bent Grass (the "Plan"). The Plan consists of 53.91 acres to be platted into fourteen (14) Lots and five (5) Tracts. Included with this application are requests for waiver and deviation as outlined in further detail within this Letter of Intent. A Map Amendment (Rezone) is submitted as well under application CR261.

Location / Zoning / Land Use

The 53.91 acre site is located at the northeast corner of the Woodmen Frontage Road and Bent Grass Meadows Drive, in Falcon, CO. Currently, the property is comprised of three distinct parcels: 5301002007 (Parcel 1), 5301000017 (Parcel 2), and 5301000016 (Parcel 3). While Parcel 1 carries a physical address of 7610 Lamotte Dr., the remaining parcels have not yet been platted or addressed. Parcels 1 and 2 are currently zoned Commercial Regional (CR), while Parcel 3 is zoned as Limited Industrial (I-2). To ensure a unified land use plan, Evergreen is submitting a concurrent petition to rezone Parcel 3 to Commercial Regional. No overlay zoning district exists on the three parcels, and all three parcels are currently vacant land.

Surrounding zoning and land uses include Limited Industrial (I-2) to the west and east of the property with existing uses to the east including administrative offices for Falcon School District 49 and Falcon Storage, and Mountain View Electric's office to the west. To the north are PUD districts for the single-family residential development known as Falcon Meadows at Bent Grass by Challenger Homes. There is an existing drainage tract (Tract D, Falcon Meadows at Bent Grass Filing No. 1 | APN: 5301301055) that provides an approximately 220-foot buffer between the northernmost commercial building and the

existing property line of the homes to the north. Similarly, the project is separated from the residential neighborhoods to the south by the Woodmen Road corridor, which provides a 250-foot natural buffer further reinforced by an existing screen wall.

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Development | Services | Investments



The proposed development, The Markets at Bent Grass, consists of fourteen commercial lots and five tracts. The development is intended to be anchored by two large-format commercial lots supported by smaller outlying pads, parking, and associated landscaping. Infrastructure and drainage are managed through the five designated tracts. Specifically, the easternmost Tract A contains an existing drainage channel that was recently improved by the residential project to the north. This channel (Tract A) is intended to be conveyed to the County and will be maintained by the Bent Grass Metropolitan District, under the easement and agreement recorded at reception number 223007810. No additional improvements are planned for Tract A. Tracts B, C, D and E are positioned along the southern and eastern boundaries to house landscaping, drainage facilities, utility infrastructure, and roadways, which are proposed to be owned and maintained by a new, to-be-formed, Metropolitan District.

The Preliminary Plan encompasses the entire site that is to be constructed in one phase from an infrastructure standpoint, providing for the entire commercial development to be accessed from public roadways with public utilities.

Public and Private Improvements / Metropolitan Districts

The project site is currently located within the service area of the Bent Grass Metropolitan District (the “Original District”). Evergreen intends to establish a new metropolitan district, Bent Grass Commercial Metropolitan District (the “Commercial Metro District”), encompassing the parcels identified in this application. Upon formation of the Commercial Metro District, the project site is proposed to be excluded from the Original District service area; which the terms of exclusion have been agreed to by and between Evergreen and the Original District. An application for the formation of the Bent Grass Commercial Metropolitan District has been submitted under file number ID261. It is anticipated that the approval of formation and subsequent exclusion of the Commercial Metro District will occur concurrently with, or immediately following, the approval of the preliminary plan (SP262) and rezoning applications (CR261).

The Commercial Metro District is anticipated to assist in the funding of various public improvements, including public roadways, pedestrian paths, water quality ponds, utility infrastructure, and traffic signal equipment. Beyond supporting the initial funding for the construction of public improvements, the district is intended to provide long-term maintenance for specific public improvements, such as the water quality ponds, the stormwater conveyance system, and on-site public roadways.

Ownership and maintenance responsibilities for the public infrastructure will follow standard dedication protocols. Public right-of-way including the realigned Bent Grass Meadows Drive and the new signalized intersection, will be dedicated to El Paso County for ongoing ownership and maintenance following the initial acceptance period. Similarly, the Woodmen Hills Metropolitan District is anticipated to provide maintenance for the water and sanitary sewer mains after their respective period of initial acceptance. All other private improvements will remain the responsibility of the developer or successive property owners.

Utility Service Providers

Water and Wastewater services will be provided by the Woodmen Hills Metropolitan District (“WHMD”). Electric service will be provided by Mountain View Electric Association (“MVEA”) and Colorado Springs Utilities (“CSU”) will provide natural gas services. Sewer and water service lines will be maintained by each individual lot owner. The communications providers will be contracted by the developer and may include Century Link, Comcast and MVEA (through their partnership with Connect).

Existing Utilities

A 10” sanitary sewer main and 10” water main runs along the southern boundary of the property in an easement parallel to the Woodmen Frontage Road right-of-way. An 8” sanitary sewer main and 8” water main runs within Bent Grass Meadows Drive right-of-way. Existing gas mains run in both the Woodmen Frontage Road and Bent Grass Meadows Drive rights-of-way. Mountain View Electric has existing overhead power facilities located within the Woodmen Frontage Road right-of-way. Underground electric facilities run along the western boundary of the property in an easement parallel to Bent Grass Meadows Drive. Communications connections will be made through existing facilities adjacent to the site.

Property Utilities/Relocations

Several utilities will or may be relocated with the proposed development to include:

- a. The overhead power facilities along the Woodmen Frontage Road **will** be undergrounded by MVEA;

There are no plans to relocate the existing underground electric facilities along the property’s western boundary.

Easements Requiring Vacation

There are several existing easements that will be vacated and removed in connection with the project. The applicant has had previous conversations with all parties to these easements, and they support the removal and vacation. The following easements have been identified to require vacation by separate instruments:

- a. Stormwater Drainage and Maintenance Agreement and Easement recorded August 4, 2020 at Reception No: 220115830: This drainage easement was intended to be removed upon establishment of the final location and easement for the drainage channel (located within Tract A of the preliminary plan), pursuant to section 5 of the easement. No drainage facilities exist within this easement area. Through omission, this easement was not removed with the Private Stormwater Drainage Maintenance Agreement and Easement recorded June 26, 2023 at Reception No: 223007810.
- b. Stormwater Drainage and Maintenance Agreement and Easement recorded on August 4, 2020 at Reception No: 220115831: This drainage easement was intended to be removed upon establishment of the final location and easement for the drainage channel (located within Tract

A of the preliminary plan), pursuant to section 5 of the easement. No drainage facilities exist within this easement area. Through omission, this easement was not removed with the Private Stormwater Drainage Maintenance Agreement and Easement recorded June 26, 2023 at Reception No: 223007810.

- c. A portion of the 20' Perimeter Utility Easement dedicated by the plat known as Latigo Business & Research Center Filing No. 1 recorded November 26, 1980 at Reception No. 7247174: The northern portion of this utility easement runs through the middle of the proposed project and interferes with the development plan. The northern portion of this easement does not contain any utilities.
- d. Private Detention Basin Maintenance and Easement Agreement recorded May 25, 2005 at Reception No. 205075723: This easement established three Temporary Drainage Easements, which presently convey surface drainage from Bent Grass Meadows Drive across the property to the larger channel contained within proposed Tract A. These current drainage facilities will be replaced by piped storm facilities or relocated surface swales.

Access / Roadways

The proposed development includes a comprehensive plan to realign existing roadways and introduce new traffic control measures to enhance regional connectivity and accommodate project-generated traffic. The development proposes a realignment of Bent Grass Meadows Drive and the Woodmen Frontage Road, which are currently located along the property's western and southern boundaries. The realigned corridor will be anchored by a new roundabout that facilitates access to the development and improves regional flow.

Site access will be provided from several locations, including the realigned portion of Bent Grass Meadows Drive, as well as from the existing Bent Grass Meadows Drive along the western frontage. Internal circulation will be provided by internal roadways, which will be protected by public access easements.

These roadway improvements support the creation of a loop connecting Bent Grass Meadows Drive to Falcon Market Place and, upon its future completion, Meridian Park Drive. This loop will allow circulation within the Falcon Meadows and Bent Grass community without the need to use major arterials or expressways such as Meridian Road or Woodmen Road.

A key component of the traffic plan is the installation of a Continuous Green-T ("CGT") intersection at the new connection, named Switchgrass Drive, between Woodmen Road and Bent Grass Meadows Drive. The CGT intersection design allows eastbound traffic on Woodmen Road to flow continuously while westbound traffic is signal controlled, allowing for safe turning movements. This new signal will operate in coordination with modifications to the existing Golden Sage Road and Woodmen Road intersection, which will be converted to a CGT in the opposite configuration, allowing westbound free-flow movement with eastbound traffic signal controlled. Together, these synchronized intersections are intended to function as a high-efficiency corridor that maintains consistent traffic flow while improving access to the development and surrounding communities.

All roadway and signal improvements, including the realignments and both CGT intersections, are planned for construction during the initial phase of development. The signal and roadway improvements are also designed to align with the County and City of Colorado Springs broader regional traffic initiatives, including the future widening of Woodmen Road.

Additional details on the proposed traffic network are provided in the accompanying Traffic Impact Study prepared by SM Rocha, which concludes that the proposed traffic network, in combination with the planned Woodmen Road widening, will improve connectivity, safety and efficiency without creating adverse impacts.

Waiver and Deviation Requests

As part of the Preliminary Plan application, we are requesting that the County permit the use of a portion of the existing Woodmen Frontage Road right-of-way along the property's southern frontage as a drainageway. The existing frontage road along the properties southern frontage is proposed to be rerouted, and new right-of-way will be dedicated for the roadway network. Maintenance responsibilities of the drainageway are proposed to be bifurcated between the County and the Commercial Metro District, with the County responsible for maintaining the roadway and drainage improvements within the right-of-way and the Commercial Metro District responsible for maintaining any landscaping improvements.

The application requests waiver and deviation from the right-of-way dedication requirements for the proposed internal roadways (LDC: 8.4.4). In lieu of dedicating public right-of-way for the internal roadways, the application proposes a Public Access Easement (*or Public ROW Easement*) over the internal private roadways to provide vehicular and emergency access to each lot. These internal roadways will be maintained by the to-be-formed Commercial Metropolitan District. The internal roads will otherwise comply with the construction and maintenance standards in the ECM. Sidewalks internal to the site and adjacent to the Public Access Easement will be protected via Public Improvement easements, and adequate easements for all utilities will be provided.

This waiver request meets the criteria for approval of waivers as outlined in Section 7.3.3 of the LDC as follows:

The waiver does not have the effect of nullifying the intent and purpose of this Code; The waiver does not nullify the intent or purpose of the Code, as the use of private roads, protected by a perpetual Public Access Easement dedicated to the County via the Plat, maintains the necessary access and frontage requirements and otherwise satisfies the intent of Section 8.4.4 of the LDC and the standards of the ECM. In addition, appropriate easements are being dedicated throughout the subdivision for pedestrian connectivity and utility infrastructure.

The waiver will not result in the need for additional subsequent waivers; Granting this waiver will not result in the need for any additional waivers.

The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property; Approval of this waiver will not be detrimental to the public health, safety, or

welfare, nor injurious to surrounding property. Perpetual public access, including emergency service access, will be maintained.

The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property; The basis for this waiver request is unique to this commercial subdivision, where the internal roadways are intended to provide circulation and access among the subdivision and will not serve as through connections to adjacent properties or the broader transportation network.

A particular non-economical hardship to the owner would result from a strict application of this Code; Strict application of the right-of-way standards to the internal roadways would require roadway sections significantly larger than necessary to accommodate the necessary internal circulation and access demands.

The waiver will not in any manner vary the zoning provisions of this Code; The requested waiver does not vary or alter any zoning provisions applicable to the Commercial Regional (CR) zoning.

The proposed waiver is not contrary to any provision of the Master Plan; The requested waiver does not conflict with any provision of the Master Plan.

In connection with the proposed transportation network, we are requesting deviations for the proposed public roadways within dedicated right-of-way, the details of which are addressed on the separate deviation request. Below is a summary of the requested deviations:

- Intersection Spacing Requesting deviation from on-mile intersection spacing requirements along Expressways. Applicant proposes the use of a continuous green-T signal (“CGT”) at Switchgrass Drive and Woodmen Road to facilitate full movement access. Resolution exists to provide right-in right-out access at this location. New CGT signal at Switch Grass and Woodmen to work in tandem with modifications to convert existing Golden Sage Road intersection to a CGT.
- Access Spacing: To provide adequate commercial development viability, access locations are proposed to accommodate a minimum of two lots per access.
- Speed Limits: To facilitate efficient and safe traffic, the speed limit along the curved areas of Bent Grass Meadows Drive and adjacent to the roundabout is proposed to be limited to 25 MPH.
- Shoulder Width: Where the realigned section of Bent Grass Meadows Drive connects to the existing Woodmen Frontage Road, the road shoulder tapers from 4’ to 3’ to match existing conditions.

Road Impact Fees

The site is currently within the Woodmen Road Metropolitan District, which is anticipated to be dissolved prior to the issuance of the first building permit for this development. As such, it is anticipated that each lot owner/developer will pay, at the time of building permit, the County’s Road Impact fee. The site is not anticipated to be included in a Road Impact Fee Public Improvement District (“PID”).

Drainage

The site currently lies within the West Tributary of the Falcon Watershed, Tributary to Black Squirrel Creek. Generally, the site maintains existing drainage patterns with onsite runoff continuing to flow from north to south through a combination of surface and piped infrastructure. The onsite runoff discharges to a proposed water quality (WQ) facility in the southeast corner of the site and ultimately discharges to the existing Falcon Drainage Basin Western Tributary (RWT210). The off-site flows bypass the site through either the existing channel or a new drainage channel parallel to Woodmen Rd., except for the drainage within the existing Bent Grass Meadows Drive roadway. This drainage is routed through proposed drainage infrastructure and passes through the proposed WQ facility. Discharge from the WQ facility is consistent with design criteria and previous applicable drainage reports.

Water Quality requirements are addressed with the proposed WQ facility in the southeast corner of the project site. The WQ facility is proposed as private and will be maintained by the proposed Bent Grass Metropolitan District #2. The facility is designed to provide the required Water Quality Capture Volume (WQCV) for applicable disturbed areas in accordance with the El Paso County Engineering Criteria Manual and Mile High Flood District criteria. Detention requirements are provided downstream at Regional Pond WU, consistent with the approved basin plan, and therefore are not proposed on site.

A portion of the eastern boundary of the parcel, the existing drainage channel, is within the 100-year floodway, designated by FEMA as Zone A. A Letter of Map Revision ("LOMR") is actively being processed by Challenger Homes, who constructed the improvements to the channel. Upon acceptance of the LOMR, the FEMA flood maps will be updated to show the floodway is contained within the boundaries of the channel. This designation has no impact on the proposed zoning or commercial development proposed, as all buildings will lie outside of the floodway boundaries and will be above the base-flood-elevations. The entirety of this area is contained within Tract A.

Schools

The project is located within Falcon School District No. 49. No land dedication or fees are required as the site is proposed to be developed as commercial land use. The proposed public roadway modifications will be utilized by school buses and D49 staff going to and leaving the D49 administration facility located immediately west of the site. Evergreen has met regularly with the staff at Falcon School District No. 49, who have expressed their support for this commercial development as well as the proposed modifications and new signal at Bent Grass Meadows Drive and Woodmen Road.

Parks / Open Space

The project will require a fee in lieu of land dedication for regional park purposes. The project will provide a 25' trail easement along the west side of the drainage channel, to be dedicated to El Paso County, for the construction, on-going maintenance and public access of the Woodmen Hills Secondary Regional Trail. In addition, the new Bent Grass Meadows Drive alignment will provide a detached sidewalk, providing pedestrian connectivity along the southern frontage of the property, connecting

both the regional trail network and the Falcon Meadows community to the north. Currently no pedestrian or bike network exists along the Woodmen Frontage Road.

All on-site landscaping and irrigation will be provided in accordance with County land use requirements. Included with the preliminary plan submittal is a landscape plan for the overall development, which details the landscaping to be provided as part of the subdivision construction, as well as outlines consistent standards for all adjacent right-of-way landscaping for future lot development; which will provide for consistent and coordinated landscaping across all lots.

Community Outreach

Evergreen has maintained consistent, proactive communication with the surrounding community and key stakeholders over the last 12 months. All community feedback received to date has been supportive of the proposed subdivision and the regional benefits it will bring to the Falcon area.

Key outreach efforts include:

- **Falcon School District 49:** Evergreen meets regularly with District leadership to provide project updates and incorporate feedback regarding site access and roadway safety.
- **Bent Grass Metropolitan District:** Evergreen attends monthly board meetings to share project milestones. These meetings have provided a platform for direct engagement with both the developer and residents of the Falcon Meadows neighborhood.
- **Mountain View Electric Association (MVEA):** Engagement has been twofold, involving MVEA both as the primary energy provider and as an adjacent property owner.
- **El Paso County:** Evergreen has met on numerous occasions with County staff and stakeholders to review preliminary concept plans. This submittal reflects the roadway configurations and signal location that have received conceptual support from County staff.
- **City of Colorado Springs:** Evergreen, in connection with El Paso County, engaged City staff early regarding the proposed Woodmen Road improvements. Specifically, the City has expressed support for the conceptual plans and the necessary modifications to the Golden Sage and Woodmen Road intersection. Evergreen continues to engage with the City and their consultants in regards to the planned Woodmen Road widening project.

Approval Criteria

This Preliminary Plan is in general conformance with the Criteria for approval established in Section 7.2.1.D.2.E. of the El Paso County Land Development Code as follows:

The proposed subdivision is in general conformance with the goals, objectives and policies of the Master Plan.

The proposed subdivision is situated within an Area of Change and is immediately adjacent to Priority Development Areas of the Master Plan. The parcels within the Markets at Bent Grass are identified as

Area of Change: New Development. This is defined as land to be significantly transformed as new development occurs on currently undeveloped property. The proposed commercial subdivision is consistent with this designation and will contribute to the Master Plan's New Development priorities by transforming the currently vacant parcel into a robust commercial center, creating new jobs, and providing services, restaurants, and shopping to the Falcon area.

The Master Plan designates the parcels as an Employment Center placetype. While the project aligns with the supporting land use criteria of an Employment Center—specifically through the inclusion of commercial retail, service, and restaurant uses—it functionally resembles a Regional Center. This placetype is characterized by high accessibility from major transportation corridors, such as Woodmen Road, and the capacity to house a diverse array of commercial businesses that address regional market demands.

The project is anticipated to be a significant economic driver, generating hundreds of both full- and part-time jobs for the community. While the development is not categorized as a "primary" use within the strict definition of an Employment Center placetype, it represents a highly compatible transition for the area. The applicant maintains that a Regional Center use is far more harmonious with the neighboring residential, storage, and administrative facilities than traditional industrial employment uses. By serving as a robust regional tax generator and employment hub, the development fulfills the intent of the Master Plan's Priority Development Area.

The project aligns with the Parks Master Plan by supporting several key focus areas and goals. A permanent trail easement will be dedicated to El Paso County along the west side of the drainage channel on the eastern portion of the property, enabling construction, ongoing maintenance, and public access to the Woodmen Hills Secondary Regional Trail (Focus Area Three). Locating the easement adjacent to the existing drainage way (Goal 9.2) allows the trail to incorporate natural features while minimizing disturbance to sensitive areas. Additionally, the project provides a complete sidewalk network along all subdivision rights-of-way, connecting directly to the regional trail system. This supports Goal 9.1 by enhancing pedestrian access between the commercial area, the broader regional trail network, and the surrounding community for both consumers and employees.

The subject parcel is within Region 5 of the El Paso County Water Master Plan and will be serviced by the Woodmen Hills Metropolitan District ("WHMD") for water and sanitary services. Evergreen has engaged WHMD who has provided a commitment letter along with water and wastewater reports to service the development. The water resources report demonstrates WHMD has adequate water resources to service the proposed uses. Consistent with the policies outlined in the Water Master Plan, the proposed commercial development will comply with, and incorporate, water efficiency standards, as allowed, such as xeriscaping and drought-tolerant landscaping, minimizing the use of high irrigation demand landscaping.

The subdivision is consistent with the Purpose of this Code.

The proposed commercial subdivision, The Markets at Bent Grass, is consistent with the purpose and objectives of the Land Development Code, including implementation of the goals and policies of the

Master Plan aimed at development of otherwise vacant parcels. The project provides adequate access to the commercial lots while enhancing regional connectivity for the surrounding area.

It ensures safe and convenient traffic control by utilizing a new roundabout and a continuous green-T signal in a location central to use locations. Furthermore, the proposed traffic improvements are intended to create regional “loop” access, connecting Bent Grass Meadows Drive to Falcon Market Place, and upon its future completion, Meridian Park Drive; which will complete the “loop,” allowing circulation within the Bent Grass community without the need to access major arterials such as Meridian Road or Woodmen Road.

The proposed subdivision complies with all rules and regulations of the code, and is being processed concurrently with a rezoning of the northern parcel to Commercial Regional (CR). Finally, the project provides adequate drainage facilities, flood control, and delivers necessary utilities, sidewalks, and roadways.

The subdivision is in conformance with the subdivision design standards and any approved sketch plan

The proposed subdivision is consistent with the El Paso County Land Development Code and the existing and proposed Commercial Regional (CR) zoning of the property. A sketch plan was not required for this project.

A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code.

A sufficient water supply has been acquired from the Woodmen Hills Metropolitan District, of which the proposed development is included within. Please refer to the accompanying Water Resources Report for more information.

A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code.

The site will utilize the Woodmen Hills Metropolitan District sewage disposal system. The proposed development is within the Woodmen Hills Metropolitan District service area and existing sewage mains are located adjacent to the site. Please refer to the accompanying Wastewater Resources report for more information.

All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)].

A Geology and Soils Evaluation and Report, prepared by Vivid Engineering, is included with this application. Vivid Engineering identified the following geological hazards, none of which were found to preclude the proposed development as planned: (i) Potentially Seasonally High Ground Water, (ii)

Potentially loose or compressible soils, and (iii) Clays and Claystone with low expansion potential. Mitigation measures and locations of the potential hazards are addressed within the report.

Vivid Engineering's report concludes that none of geologic hazards pose a significant risk to the proposed project or adjacent properties. The potential hazards can and will be mitigated through proper land planning, design, and construction practices. Further recommendations regarding the presence of hazards and necessary mitigation measures for specific lots will be addressed through lot-specific geotechnical investigations.

Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design.

The site is located within the Falcon Drainage Basin provided adequate drainage improvements to include one on-site water quality pond and associated storm water pipe and channel systems. Ultimately this system discharges to the existing Falcon Drainage Basin Western Tributary (RWT210). The proposed drainage design satisfies the referenced approval criteria by demonstrating that stormwater runoff will be properly managed without creating adverse impacts to downstream properties, public facilities, or regional drainage infrastructure. The submitted Preliminary Drainage Report (PDR) confirms that post development runoff is conveyed in a manner consistent with existing drainage patterns, runoff is safely routed, and increases to the receiving major drainageway are anticipated and fully addressed through the approved Falcon Drainage Basin Planning Study and downstream Regional Pond WU. Water quality treatment is provided through a proposed onsite water quality pond according to applicable codes. No variances are being requested.

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.

The public improvements have been designed to adequately serve the proposed development and not only mitigate but enhance the existing roadway and pedestrian network. All public improvements will be constructed in a single initial phase of development. The public improvements include, but are not limited to, a new round-about connecting the Woodmen Frontage Road to Bent Grass Meadows Drive, a new continuous green-T signal connecting Woodmen Road with Bent Grass Meadows Drive, and pedestrian paths along all right-of-way.

Additionally, new sidewalks adjacent to both the dedicated rights-of-way and the private roads, together with the revised trail connection at the southeast corner of the property (along the existing Woodmen Frontage Road) and the dedication of a trail easement for the Woodmen Hills Secondary Regional Trail along the property's eastern boundary, will provide improved pedestrian connectivity between surrounding residential, commercial, light industrial, and administrative uses, thereby enhancing walkability throughout the area.

Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.

The site is providing a public collector roadway through the southern end of the site, replacing the existing Woodmen Frontage Road and right-of-way. Access will also occur off the existing Bent Grass Meadows Drive right-of-way. Internal circulation will be provided through private drives, protected by access easements established either by separate instruments or the final plat.

The proposed subdivision has established an adequate level of compatibility by

(1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision.

The site will provide open space on Tracts B, C and D in the form of landscape and drainage facilities (water quality ponds) accounting for approximately 2.8 acres. Additionally, the project will provide a 25' trail easement along the west side of the drainage channel, to be dedicated to El Paso County, for the construction, on-going maintenance and public access of the Woodmen Hills Secondary Regional Trail. Further, a landscape buffer will be provided along Woodmen and Bent Grass Meadows Drive.

(2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;

The site is planned for two "big box" retail stores with multiple outlying pad sites for commercial and retail use. This development will enhance the existing transportation network for both vehicular and pedestrian traffic, ensuring the functional operation of the proposed subdivision and its neighboring uses.

Specifically, the project will replace the existing attached sidewalk on Bent Grass Meadows Drive with a detached sidewalk, matching the sidewalk condition in the Falcon Meadows neighborhood. All new right-of-way will be constructed to the latest standards to provide safe and efficient pedestrian paths. The project will also provide internal sidewalks for pedestrian connectivity to each of the lots.

The project will dedicate a trail easement along its eastern boundary to connect into the Woodmen Hills regional trail network, expanding connectivity for bicycle traffic. No accommodations are currently proposed for public transit, as those services are limited in the Falcon area. Should public transit expand into the area, opportunities exist to integrate accommodations in the future.

(3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

The site is buffered by open space separation from neighboring uses to the east and north of the property; the eastern boundary is separated from the Mountain View Electric facilities by the existing drainage channel, the north the is separated from the single-family residential by an existing drainage tract (Tract D, Falcon Meadows at Bent Grass Filing No. 1 | APN: 5301301055). To the west the site is

separated from School District 49's administrative facilities and Falcon Storage by Bent Grass Meadows Drive. To the south, the property is bound by Woodmen Road which provides approximately 250' of separation from the residential across Woodmen, which is further screened by an existing wall.

(4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design;

The site contains one potential wetland area, located within the existing drainage channel along the property's eastern boundary. No development activity is anticipated within this channel, and those areas will remain undisturbed.

Bristlecone Ecology evaluated the site for potential wildlife impacts and has conducted outreach to USFWS. Bristlecone's findings concluded that the development of these parcels is unlikely to affect threatened, endangered, proposed, or candidate species, or their respective habitats. The USFWS has provided a determination of no concern.

(5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

The site is providing public roadways through the site to enhance the regional connectivity of Bent Grass Meadows Drive, Woodmen Frontage Road and Woodmen Road. The additional and enhanced connectivity should provide an overall positive impact to County facilities and service. Additionally, the site is anticipated to be a significant commercial tax generator.

Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.

The site will be served by the El Paso County Sheriff and will provide enhanced emergency access routes both to the site and neighboring properties through the new right-of-way and signal. Utilities will be extended through the site to provide adequate fire protection. Open space will be provided with the stormwater facilities, trail easement and landscape buffers. Sidewalk connectivity will be enhanced along existing right of way of Bent Grass Meadows Drive through the replacement of the attached sidewalk to the detached standard. New pedestrian connectivity will be created internal to the development and along the Woodmen Frontage Road right-of-way, where it currently does not exist.

The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code

The site will be served by the Falcon Fire Protection District. The District has welcomed the development and emergency fire access will be designed to meet the district's standards.

The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

The proposed subdivision is in conformance with the development standards for the existing and proposed Commercial Regional (CR) zoning and associated land uses as identified in Chapter 6 of the

Land Development Code. The proposed subdivision is in conformance with the subdivision design, improvement and dedication standards for the existing and proposed zoning and associated land uses identified in Chapter 8 of the Code, with the exception of the requested roadway deviations.

Contact Information

Evergreen Devco, Inc. (Applicant/Developer) is a fully diversified real estate company with over 50 years of development experience and currently operates offices in Phoenix, Los Angeles, Denver, and Salt Lake City. Evergreen has completed nearly 600 development projects across the United States in more than 200 municipalities.

Galloway & Company, LLC is a full-service multidisciplinary design company that provides comprehensive land development service and will represent Evergreen Devco Inc. as the primary consultant.

Following is the contact information for the parties involved:

Owner #1: Parcels 5301002007, 5301000017

Name: Lena Gail Case

Contact: Case International Company, Randall W. Case II

Address: 119 N WAHSATCH AVE, COLORADO SPRINGS CO, 80903

Phone: 719-633-2700

Email: rwcase@crlr.net

Owner #2: Parcels 5301000016

Name: Cynthia DeYoung

Contact: Cole Underwood

Address: 10295 E. US HWY 24, Peyton, CO 80831

Phone: 719-548-8600

Email: cole@coleunderwood.com

Applicant:

Company: Evergreen Devco, Inc.

Contact: Sean Murphy

Address: 1873 S. Bellaire St. Suite 1200, Denver, CO 80222

Phone: 303-757-0414

Email: smurphy@evgre.com

Consultant:

Company: Galloway & Company, LLC

Contact: John Radcliffe

Address: 1155 Kelly Johnson Blvd, Suite 305, Colorado Springs, CO 80920

Phone: 719-900-7220

Email: johnradcliffe@gallowayus.com

We trust you find our application and request for the approval of the Preliminary Plan for The Markets at Bent Grass acceptable. We look forward to working with the County in processing the application and submittal. Please call if you have any questions or require any additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Sean Murphy". The signature is fluid and cursive, with the first name "Sean" and last name "Murphy" clearly distinguishable.

Sean Murphy
Senior Development Manager
Evergreen Devco, Inc.