

Monument Ridge Filing No. 2

Project Statement

DESCRIPTION

The project proposes a new site development consisting of (4) new core & shell buildings (*total 27,093 S.F. +/-*) serving various uses such as general office, medical/dental office, retail, and restaurant/food service. The proposed site layout attempts to fit comfortably with the gently sloped terrain between the parcel's East boundary and the significant change in topography at the Western edge. This steep portion of the site shall be transitioned via a two-story structure that effectively acts as a retaining wall while offering storefront entry exposure at both levels.

Please note that the existing common lot line (which is currently in conflict with 'building C' has addressed with a certified surveyor, and we, the design team are currently in the process of completing a lot line adjustment for submittal to the Town of Monument.

EXISTING SITE DATA

Parcel number (s): 71360-02-044
71360-02-045

Total Parcel (s) size: 149,024 S.F. (3.42 acres)

Zoning: PCD (Planned Commercial Development)

Existing Address (s): 825 W. Baptist Rd, Monument, CO 80132
845 W. Baptist Rd, Monument, CO 80132

Existing Land Use: Vacant

Proposed Land Use: (4) Core & Shell buildings serving various uses listed in the description.

JUSTIFICATION OF PROPOSED USES

The proposed uses and overall site development are consistent with current comprehensive planning. It will make a useful and comfortable neighbor to the existing hotel, retail and anticipated apartment community.

The proposed general and medical office uses are currently in short supply in this popular and growing portion of Monument.

SITE ACCESS/EGRESS & PARKING

Access/egress to the majority of the site will be via (2) proposed drive aisles coming in from the Northerly private road, these proposed drive aisles will align with the existing drive aisles located at the adjacent properties.

Access/egress to the lower floor of building 'A' will be via the Northerly drive, and a Westerly drive. The Westerly drive will align with the existing private road running East from Struthers Rd.

The proposed development will include off-street parking spaces serving the buildings based on the uses. The final amount of required off-street parking shall be determined at the time of future tenant finishes, but shall not exceed the amount of provided parking spaces.

ARCHITECTURE

The general style of the proposed (4) buildings has been carefully considered in order to complement the existing adjacent buildings, through the use of; parapet walls, tower elements and awnings/canopies, along with exterior wall finishes such as stone and stucco.

Adjacent future apartment buildings have also been considered, and as such; Shed roofs, exposed structural wood elements and horizontal composite siding materials have been incorporated in the general design.

The (4) proposed buildings will incorporate similar Architectural features; however, they are still designed individually based on site constraints, orientation, and building use. The only exception is building 'B' and building 'D', which are almost identical in floor plate, but are separated by building 'C', and have completely separate uses.

LANDSCAPING

The approach for the Monument Ridge Filing No.2 project is to provide a simple, cost-effective, drought-tolerant design consisting of rock mulch with low water use plants with some grass to create a visually attractive entry statement.

Smaller diameter rock is used adjacent to parking spaces for safe pedestrian accessibility to the store fronts. Shade trees are provided in the parking lot area to reduce heat impact on the pavement. Accent boulders are used in strategic locations to protect landscape islands from vehicular damage and provide visual interest. Plant material is placed to screen motor vehicles from the adjacent streets, provide color at various locations, and allow vehicular visibility where appropriate.

SITE LIGHTING

Parking lighting shall be via low profile, full cut off light standards to minimize light pollution to neighboring properties. Existing light pole fixtures will be re-used in place where possible. All exterior mounted lighting shall also be limited to levels required for safety, security and signage.