

January 3<sup>rd</sup>, 2024

RE: Colorado Springs Planning Land Use Review – Colorado Aerospace Business Center

**Project Description:**

The project we are proposing is to construct and develop a 84,750 square foot industrial building on the property located on Foreign Trade Zone BLVD. This will but a speculative warehouse looking to serve tenants in the light distribution market space looking for a new warehouse and office space in the region.

**Project Justification:**

This developments lot is already zoned for industrial use. We are looking to take advantage of this current zoning and develop the first phase of this property to utilize zoning and fill the market need for industrial warehouse distribution space in the region. This development will bring more economic life to this area by bringing new companies to this site as well as creating new jobs for the local community within these newly established businesses.

**Project Issues addressed:**

This development did not have many notes from the LDTC meeting that needed to be addressed. They main comments were shifting some of the entrances which we did. Other than that, the development team has created a development that fits within all the outlined criteria to our best knowledge.

**City wide development Impact:**

This development will be a light industrial building. It will total 84,750 Square feet of new use. Per Colorado Springs Resolution NO. 94-22 this building will be classified as Non-Residential – Tier IV (per sq.ft.) for police and fire fee designations. There is currently no existing buildings/structures on this site and all construction will be new construction.

**LDTC Meeting recap:**

**Planner - Ann Odom**

**Public Improvements (Patrick Morris)**

- 5' sidewalks along Foreign Trade and 6' along Bradley Road
- Construction drawings for all public improvements along foreign trade (assurances must be posted prior to approval)
- Need a minimum 20' from north property line to north access
- Foreign Trade Zone repaint will be required

**SWENT (Sara Rivera)**

- PDR for each phase
- GEC for all phases
- One CSWMP for the entire development (can do one for each phase if we want)
- Need to prove capacity of downstream pond
  - Our drainage study will address this

**Traffic (Brian Shevock)**

- Re-striping: Center shared left-turn lane on Foreign Trade from Bradley to north end of property

- With 10' lanes and 7.5' buffers we can fit within the 45'+/- spacing, a cross section will need to be provided
- Need TIS
- RI/RO along Bradley is too close to access for development to the west
  - Approximately 40-50' east.
  - Relocated
- Only re-striping for now on Foreign Trade for Phase 1
- \$100k for future signal at Foreign Trade and Bradley
- Cross pans at entrances have to be concrete, then can go to asphalt

### **Parks (Caroline Miller)**

- Park dedication isn't required for this
- New parks with Waterview
- Police and parks fees
  - Main use has to be listed clearly on DP for parks (tier 4 industrial use)
    - Building sq ft for building
    - For outdoor "storage" (not parking - just where we're holding equipment) we count outdoor sq. ft.
  - Outdoor storage counts as CDI. Need sq. ft. for each use

### **Landscape (Patrick Dosch)**

- 25' LS setback along Foreign Trade and 1 tree per 25' of frontage
- Need screening along Foreign Trade
- Overall development needs "robust" screening from adjacent developments to buildings
  - 15' buffer from west property line

### **Fire (Mark Stanwood)**

- Max height proposed by us is 47'
  - We are under this
- 26' minimum driveway width required for the building height
  - We were showing 24' on the north side of Building A
  - We have changed this to 26'

### **CSU (Bill Davis)**

- When do we need water and wastewater service
  - Q3 of 2024
  - Good timeframe per CSU for extensions (per Bill)
    - CSU absorbing current CCMD sewer line within Foreign Trade Zone
    - CSU water extension stops at Aerospace
    - Our development team is responsible for extending the CSU Main north from Aerospace to our property boundary North within Foreign Trade Zone
  - Opportunity to attain interim service but CSU has to make that determination
    - We will not be doing this
  - Power and gas is available

CSU will design and extend these services to property boundary and we will take it from the property to the building