

February 23, 2024

City of Colorado Springs  
 Planning & Community Department  
 30 S Nevada Ave, Ste 105  
 Colorado Springs, CO 80901  
 Chris Sullivan

**Project Description for Reagan Ranch Project located at 7560 Space Village Ave**

To Whom it May Concern:

United Properties (Applicant) and EV Studio (Applicant's Representative) are pleased to propose the development of two industrial buildings on a 21.05-acre site located within Colorado Springs. The pre-application project number is PRE-23-0641. The site is located west of Marksheffel Rd and north of Space Village. The land is currently vacant and slopes from north to south.



This development will consist of two industrial buildings. The buildings will be built as a speculative, and the future tenants are expected to be light industrial/ warehouse/ office use. The NW corner of western lot will have flat area which may be used in the future as overflow parking or outdoor storage depending on the future tenant's needs. Target tenants are estimated to have 15-20% office build-out. Building 1 area will be around 155,895 sf and building 2 area will be around 138,247 sf. There will be 442 parking spaces for employees and visitors. Most of the parking spaces will be located at the front of each building. The site will allow for two access points along Space Village Ave. The intent is to create separate lots for each building and a shared tract for water quality management. A Shared Access Agreement or other instrument will be used to manage shared site access, detention and utilities. There will be ADA sidewalk circulation within the property connecting to public ROW. Bicycle parking and ADA parking will be provided at the front of each main tenant entrance.



250 Nicollet Mall, Ste 500  
Minneapolis, MN 55401  
(952) 835-5300

1331 17<sup>th</sup> Street, Ste 604  
Denver, CO 80202  
(720) 898-8866

1617 West 6<sup>th</sup> Street, Ste A  
Austin, TX 78703  
(512) 866-6500

The buildings will be concrete tilt-up construction and will be designed so the truck court is hidden in the middle between buildings. The proposed construction is painted tilt-up concrete panels with reveals and details to create rhythm, scale, and texture. Interior clear height will be around 28 feet. We anticipate the overall building height will be 40 feet to the top of parapet. These buildings, articulated with color, glass, and texture, have been thoughtfully designed to provide 'no blank or featureless walls.' The design includes changes in wall planes, changes in color, windows, canopies/sunshades, reveals, fenestration patterning, textured concrete, and equivalent elements that subdivide the walls into human scale proportions. Public entrances are clearly defined with large glass storefronts and canopies above entry doors, as well as with different colors and changes in the wall plane. The building color consists of neutral grey and white color with warm contemporary yellow accents.

On site water quality and detention will be provided at the southeast corner of the site in an above grade, extended detention basin pond. This pond will discharge into the existing storm system that exists along Space Village Road and Marksheffel Road which consists primarily of roadside drainage ditches. The site is ultimately tributary to Jimmy Camp Creek.

This project will comply with all Use-specific standards related to the future uses. The project meets all dimensional standards of BP zone district and Overlay District. The project will also comply with the City's engineering criteria and will connect adequate utilities to the site.

The proposed development will be a valuable asset to the Colorado Springs by providing employers the much-needed space to create local job opportunities for Colorado Spring's residents.

Sincerely,



Erin Stevens