

December 21, 2023

Ms. Ashlyn Mathy
El Paso County
2880 International Circle, Suite 110,
Colorado Springs, CO 80910

**Re: The Rock Commerce Center
Site Development Plan Letter of Intent**

Dear Ms. Mathy:

This letter of intent is for The Rock Commerce Center being developed by Base Camp LLC whose address is at 1600 S. Albion Street, #200, Denver, CO 80222. The Site is a 11.61-acre unplatted parcel of land in the Northwest Quarter of Section 11, Township 11 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado. The Site will not require a plat since the parcel was created prior to 1972. The Site is bordered on the west side by Monument Hill Road and I-25, Palmer Ridge High School to the north and west, and 18950 Base Camp Road to the south and is Schedule Number 7111000018. The current zoning of the property is Commercial Services. The Site will include a 162,778 square-foot commercial building that will have 90% warehouse and 10% retail use. The retail is intended to represent showroom area for wholesale retail. The new building's address will be 19165 Monument Hill Road.

The Site has been designed according to the Land Development Code by the County of El Paso, Colorado. The Design standards require a front setback of 25' away from Monument Hill Road. There are no requirements for side yard setbacks since the Site is surrounded by the same zoning district. The Site's parking lot will be set 25' back from the existing right of way of Monument Hill Road. There will be retaining walls between the Site's parking lot and Monument Hill Road right of way that are 20' back from the right of way line. This does not meet the development requirements; however, Section 5.5.1 states a setback reduction of 20% may be allowed. Due to the steep grades across the Site the walls on the south half of the site will have walls that are greater than 7' in height. The 20% reduction in setback distance from the right of way is being requested due to the steep grades on the Site.

The Site has been designed to provide 151 parking spaces and 6 accessible spaces. According to the Land Development Code by the County of El Paso, Colorado, the Site requires 175 parking spaces and 6 accessible spaces. This is assuming 90% of the building will be warehouse and 10% will be retail/showroom. The parking requirements in the Land Development Code are 1 space per 600 square feet of retail space and 1 space per 1,000 square feet of warehouse space. With this letter, we are requesting an alternative parking ratio allowed in the Development Code to change the parking requirements for warehouse from 1 space per 1,000 square feet to 1 space per 1,200 square feet. With the alternate parking ratio, the required parking is 151 parking spaces and 6 accessible spaces.

Redland

WHERE GREAT PLACES BEGIN

The Site is within the service area of the Woodmoor Sanitation and Water District (WSWD). We have been in communication with WSWD about the connections being made into their existing water and sanitary systems near the Site. The sanitary service will connect into the existing 8" sanitary sewer adjacent to Monument Hill Road. Two water main connection will be made to supply the Site. One connection will be east of the Site going through the Palmer Ridge High School property just north of the school's track. We have been communicating with the Lewis Palmer School District regarding obtaining an easement for this connection. The second connection will be to the south of the Site connecting to an existing 8" water line within Base Camp Road.

The project will require removing 8 parking spaces on the property at 18950 Base Camp Road on Lot 1 of the Greater Europe Mission Subdivision Filing No. 1 and is Schedule Number 7111303004. This application will include amending the Site Development Plan for the Lot 1 of the Greater Europe Mission Subdivision Filing No. 1 showing the reduction in parking. There is already an access easement granted on Lot 1 of the Greater Europe Mission Subdivision Filing No. 1 and a new access easement will be granted on The Rock Commerce Center site to allow cross access to both Base Camp Road and Monument Hill Road.

A Traffic Impact Study is provided with this application. A right turn deceleration lane on Monument Hill Road is required for the northern entrance to the Site.

Sincerely,



Mark D. Cevaal, P.E.
Sr. Project Manager