



# Monument Hill

## Multi-family Project

Northern El Paso County Coalition of  
Community Organizations (NEPCO) –  
Neighborhood Meeting

August 8<sup>th</sup>, 2022

Monument, CO



# AGENDA

- Introduce The Garrett Companies
- Provide project information
- Review your questions about the project

# ABOUT THE DEVELOPER

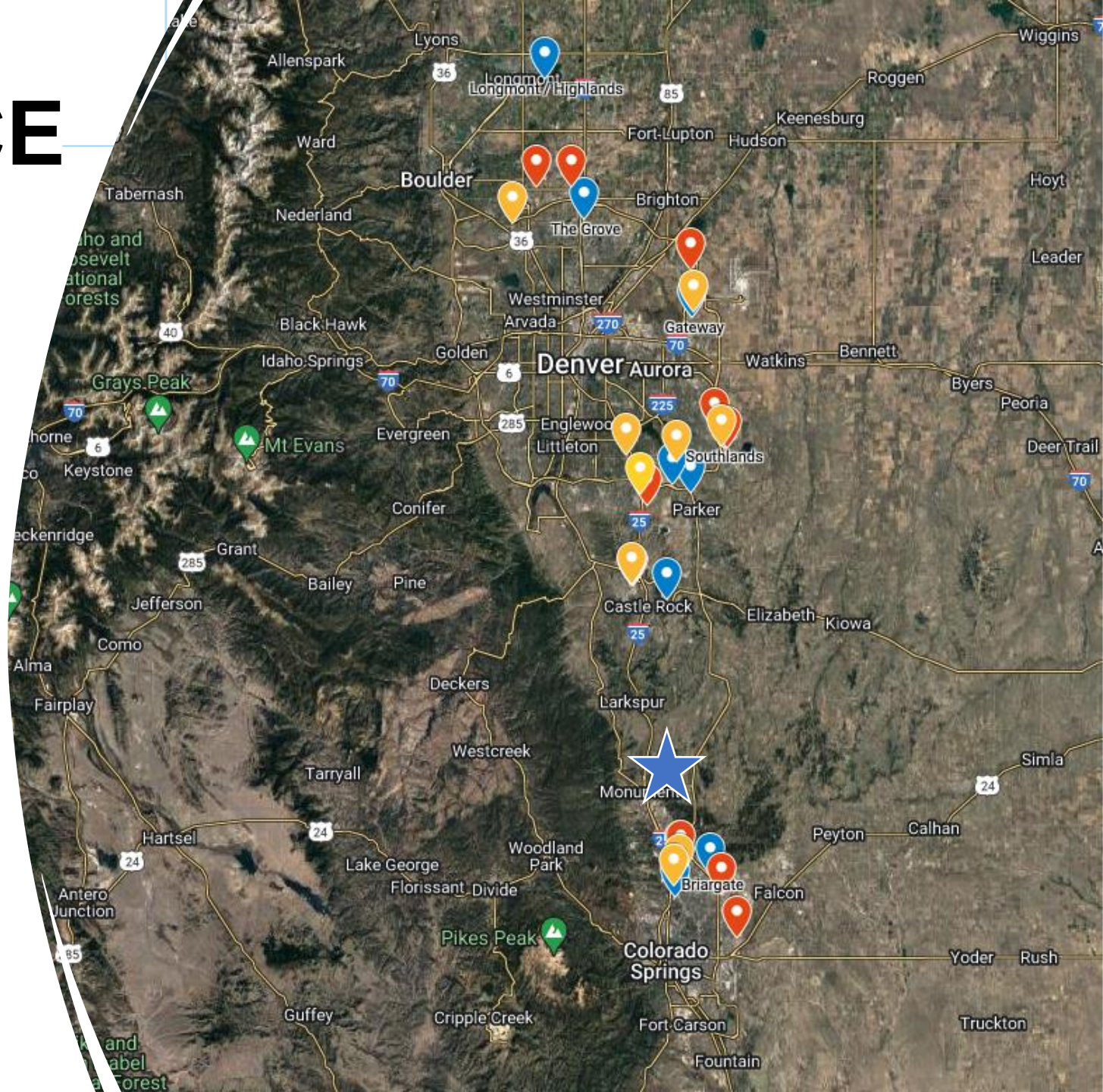
- Fully integrated real estate company (Investments, Development, Construction, Management)
- Founded by Eric Garrett in 2014
- Current Employees: 180
- Headquartered in Greenwood, IN & Lone Tree, CO
- Specialize in class-A, boutique-style multifamily & mixed-use developments
- 50+ projects across 17 states totaling nearly 15,000 rental apartment homes
- *Recognized with 35+ national and local awards for Employee Satisfaction, Fast Growth, & Business Integrity.*



# AREA EXPERIENCE

- AlfaCharlie- Denver, CO
- Caliber at Copperleaf – Aurora, CO
- The Mezz- Centennial, CO
- Parker Mainstreet- Parker, CO
- The Prospector- Castle Rock, CO
- Talus Flats- Castle Rock, CO
- Meadows Luxury Apts- Castle Rock, CO
- The Zeb- Colorado Springs, CO
- Stone Mesa Flats, Colorado Springs, CO
- Victory Ridge I & II Colorado Springs, CO

★ Monument Hill, Monument, CO



# PROJECT PORTFOLIO



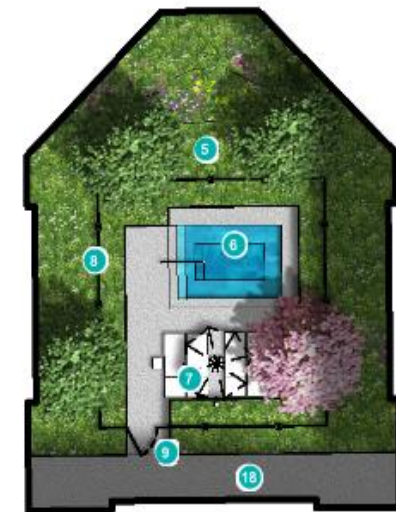
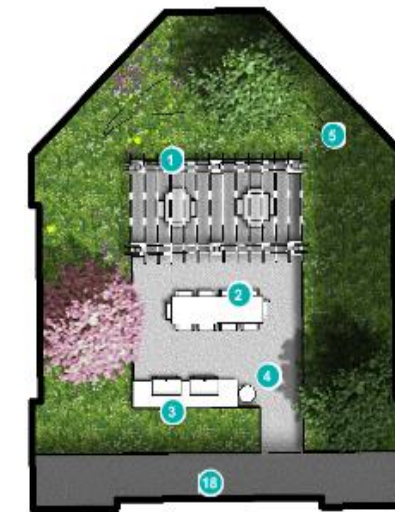
# TYPICAL UNIT INTERIORS



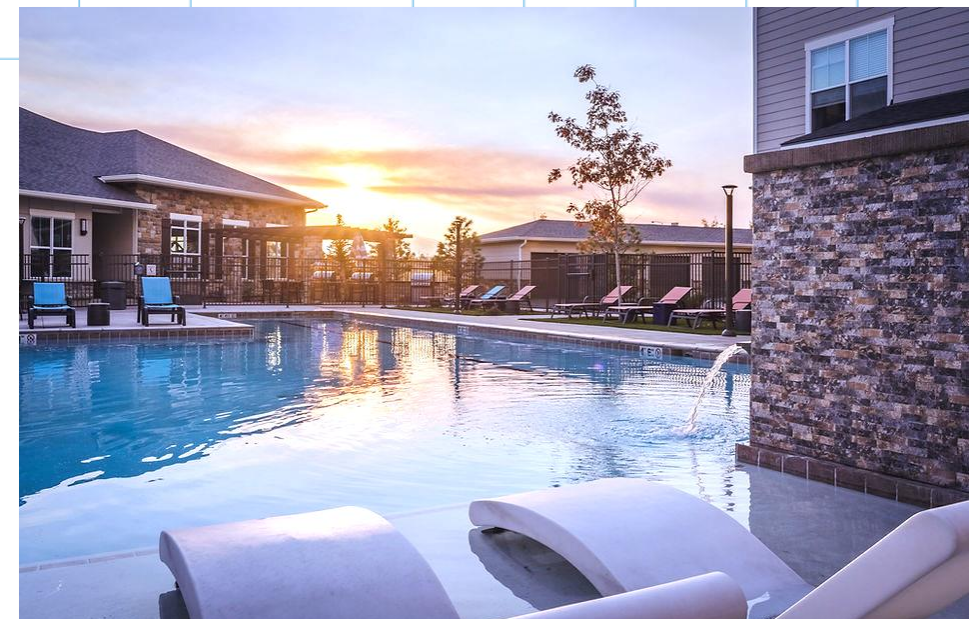
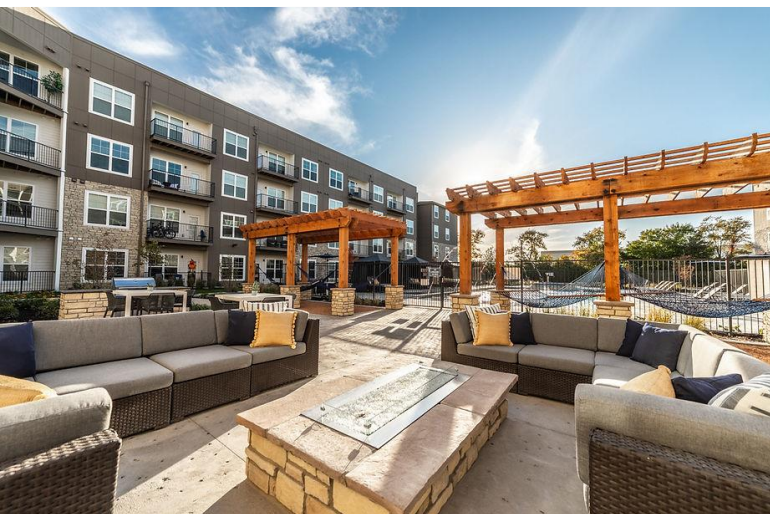
# TYPICAL INTERIOR AMENITIES



# TYPICAL EXTERIOR AMENITIES



INTERIOR COURTYARD OPTIONS



# LOCATION

East side of Monument Hill Road, between the entrance to Palmer Ridge High School and the northern terminus of Base Camp Road.

- 15.2 acres
- El Paso County Master Plan
  - Regional Center Placetype
  - Multi-family permitted primary Land Use



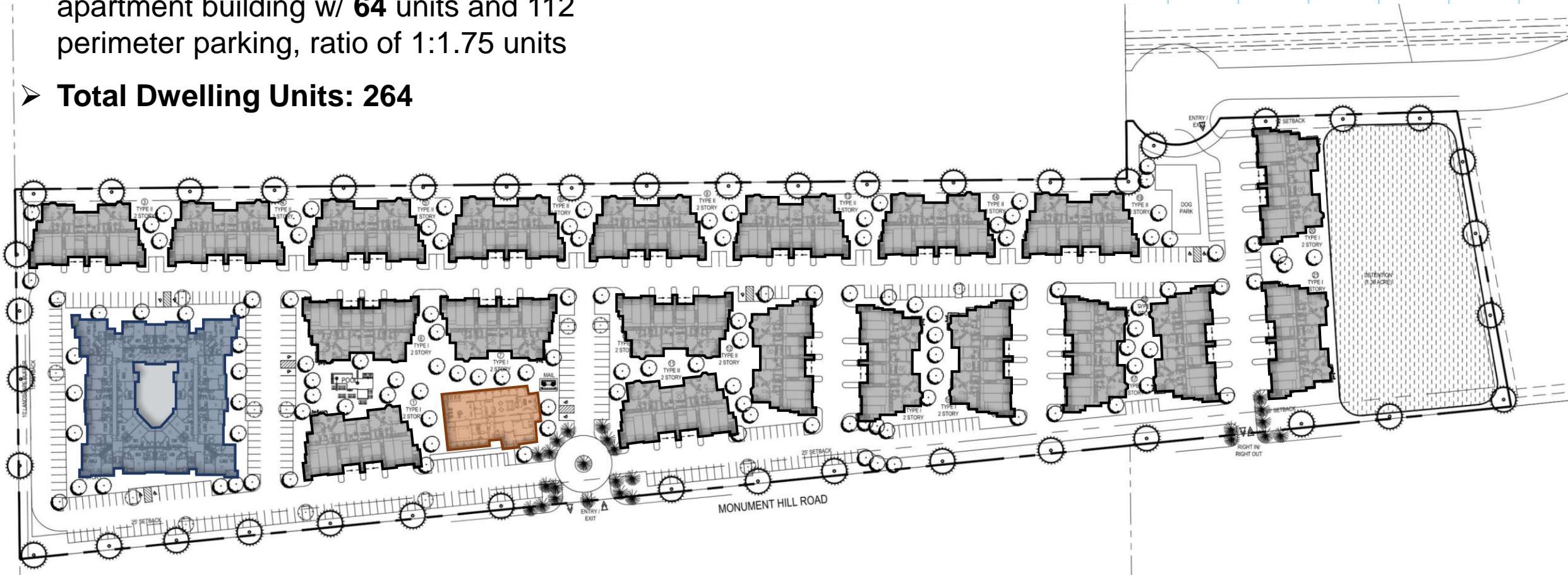
# THE SITE

- (20) 2-story buildings w/ 10 units ea. (total **200**)  
and 10 tuck under garages



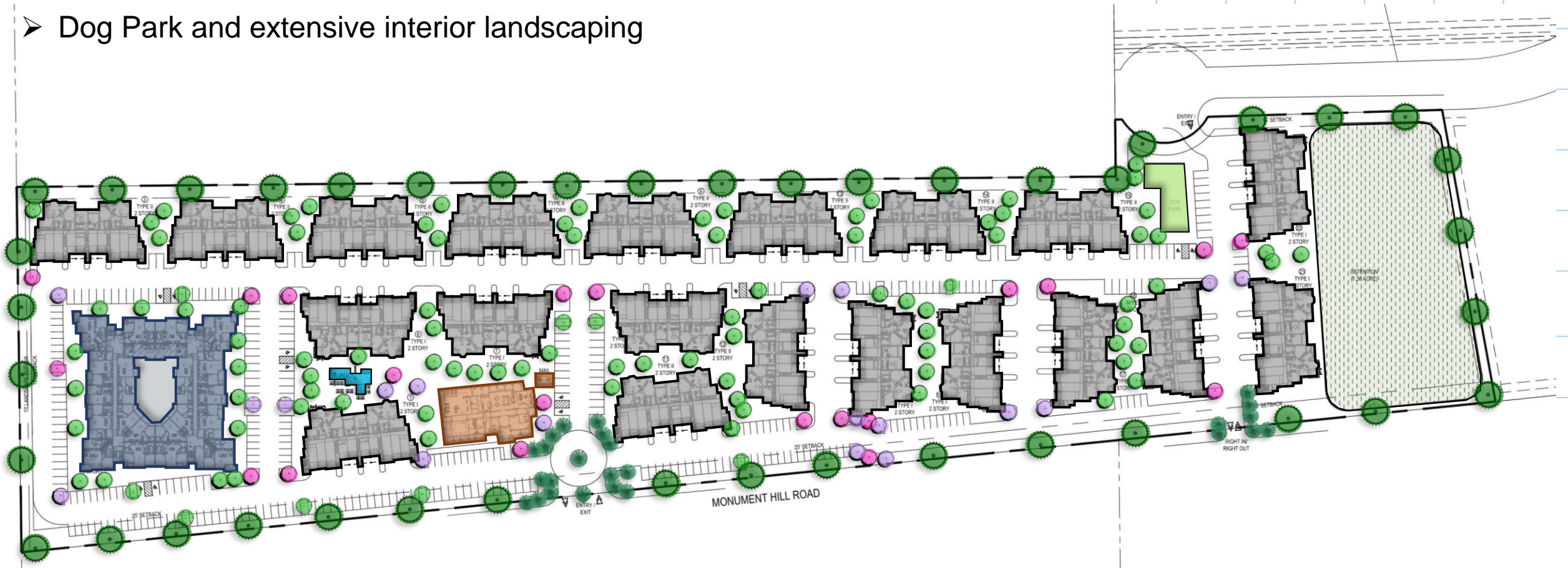
# THE SITE

- (1) 3-story single donut (interior courtyard) apartment building w/ **64** units and 112 perimeter parking, ratio of 1:1.75 units
- **Total Dwelling Units: 264**



# THE SITE

- Clubhouse/Leasing/Mail & Pool Amenity
- Dog Park and extensive interior landscaping

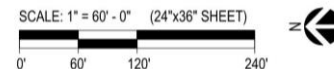


# THE SITE

- (20) 2-story buildings w/ tuck under garages
- (1) 3-story single donut w/ perimeter parking
- Total Units: 264 (1-, 2- and 3-bedroom units; 39%, 52% and 9%; respectively)
- Clubhouse/Leasing/Mail & Pool Amenity
- Required Parking: 524, Provided Parking: 527 (w/ 200 attached garages)
- Enclosed Dog Park
- Extensive Landscaping
- Exterior Materials: Stone, Hardie plank/panel siding
- Interior Finishes: Granite/quartz counter tops, stainless steel appliances



Monument Hill Road- option 1							22220
THE GARRETT COMPANIES							7/15/22
UNIT TABULATION - 2 STORY BIG HOUSE & 3 STORY RESIDENTIAL							
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PARKING	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1-EU	1br/1ba	663	4	6	2%	2,652	39%
A1L-BH	1br/1ba	676	20	30	8%	13,520	
A1-U-BH	1br/1ba	822	20	30	8%	16,440	
A2U-BH	1br/1ba	956	40	60	15%	38,240	
A2-EU	1br/1ba	759	12	18	5%	9,108	
A3-EU	1br/1ba	824	6	9	2%	4,944	52%
B1-EU	2br/2ba	1,093	12	20	5%	13,116	
B2-EU	2br/2ba	1,175	12	20	5%	14,100	
B3-EU	2br/2ba	1,265	6	10	2%	7,590	
B1U-BH	2br/2ba	1,247	40	40	15%	49,880	
B2L-BH	2br/2ba	1,328	31	31	12%	41,168	
B2U-BH	2br/2ba	1,408	31	53	12%	43,648	
B4-EU	2br/2ba	1,265	6	10	2%	7,590	9%
C1L-BH	3br/2ba	1,508	9	18	3%	13,572	
C1U-BH	3br/2ba	1,577	9	18	3%	14,193	
C1-EU	3br/2ba	1,433	6	12	2%	8,598	
<b>TOTALS</b>			<b>264</b>	<b>356</b>	<b>100%</b>	<b>298,359</b>	
UNIT AVERAGE NET SF :							1,130
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.							
<b>PROJECT DATA</b>							
UNIT AVERAGE NET SF :			1,130 S.F.				
ACREAGE:			15.58 GROSS ACRES				
DENSITY:			16.9 UNITS/ACRE				
PARKING:							
	REQUIRED		524 SPACES PER COUNTY CODE				
	PROVIDED		527 TOTAL SPACES				
			200 GARAGE SPACES				
			132 COMPACT SURFACE SPACES				
			195 FULL SIZE SURFACE SPACES				
			2.00 SPACES / UNIT				



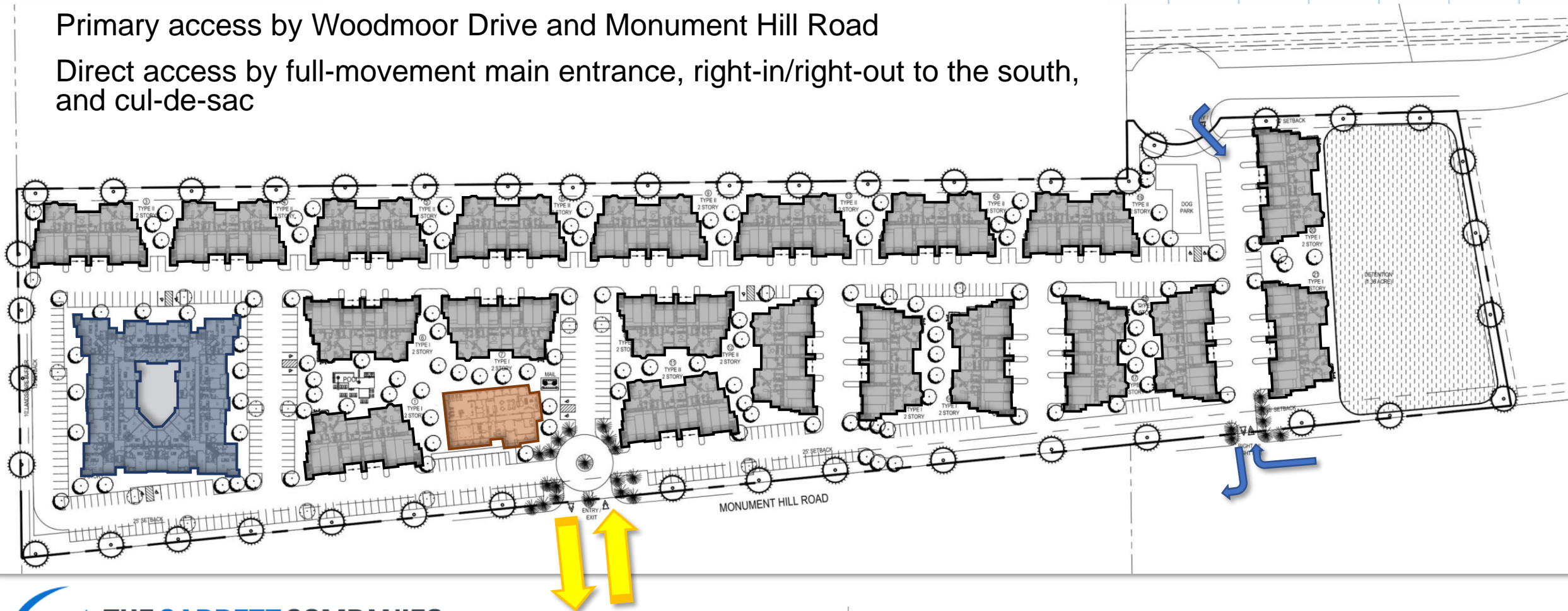
All information presented is preliminary and subject to change.

# CIRCULATION

Regional access by Interstate 25 (I-25) and SH-105

Primary access by Woodmoor Drive and Monument Hill Road

Direct access by full-movement main entrance, right-in/right-out to the south, and cul-de-sac



# ELEVATIONS

2-Story Bldg. w/ 10 units



REAR ELEVATION

RIGHT ELEVATION



FRONT ELEVATION

LEFT ELEVATION

# ELEVATIONS

3-Story Bldg. w/ 64 units



# ELEVATIONS

## Clubhouse/Leasing/Mailroom



# NEXT STEPS

- Rezoning Application Submitted July 21, 2022
  - Zoning Change **from** Commercial Community (CC) **to** Residential Multifamily-30 (RM-30)
  - Planning Commission: February 2023
  - Board of County Commissioners: March 2023
- Submit Civil CD's & Final Plat Application October 2022
- Submit Site Development Plan Application February 2023
  - Final Plat Planning Commission: May 2023
  - Final Plat Board of County Commissioners: May/June 2023
  - Site Development Plan Approval: June 2023
- Construction Start Summer 2023

# QUESTIONS?

- Contact Information:

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