



# Drexel, Barrell & Co.

March 17, 2024

El Paso County Planning & Community Development

**Attn: Ryan Howser**

2880 International Circle

Colorado Springs, CO 80910

Engineers/Surveyors

Colorado Springs  
Lafayette

101 Sahwatch St, Suite 100  
Colorado Springs, CO 80903

719 260-0887  
719 260-8352 Fax

**RE: Letter of Intent - The Commons at Falcon Field Preliminary Plan  
PCD File No: SP-232**

Mr. Howser

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Preliminary Plan submittal for The Commons at Falcon Field, on behalf of Falcon Field, LLC.

## **Project Location & Description**

The property is located directly southeast of the Woodmen Road and U.S. Highway 24 intersection. The property covers two parcels 4307000001 (33.14-acres) and 4307200015 (24.53 acres), both currently zoned CR (Commercial Regional), RS-5000 and RM-12 (Residential). With the exception of one single-family residence, accessed off Rio Lane to the north the property is currently vacant. The existing topography slopes generally from north to south and southwest. The northern most parcel (4307000001) contains an area of Zone A Floodplain designation. Efforts are underway to address a floodplain map revision and formal CLOMR/LOMR to address channel improvements.

The Commons at Falcon Field is a proposed mixed use commercial and residential development. Initially overlot grading for the entire development is proposed along with storm culvert installation to modify the floodplain. The development is then proposed to be phased into three separate areas. Phase 1 is the commercial area with 8 lots over 19.4 acres. The second phase is the RS-5000 residential area with 74 lots proposed over 20.9-acres and the third phase is the RM-12 residential area with 95 lots proposed over 17.4-acres. The existing residence will be removed from the property.

The site is currently bounded to the north and northwest by commercial uses. The properties to the east and south are generally large lot residential area. The proposed residential uses to the east and south will provide for appropriate buffers and transitional uses along the edges of the property.

## **Project Justification**

The proposed application is supportive of future development and considerate of the effects on the general health, welfare and safety of neighborhoods in the immediate and downstream neighborhoods that have impact from growth in the area. Supportive

development reports and land use applications have been provided to address the proper mitigation of any impacts the development may have in the area. These studies in addition, look at the capacities of existing streets, public facilities and the like, to lessen the potential burden of the proposed development moving forward.

The enhanced range of mixed use residential and commercial opportunities in the region have not yet been seen on the south side of Highway 24 as further described below.

#### Land Development Criteria for Approval

*The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan*

This request is in general conformance with goals, objectives and policies of the County's Master Plan Vision for creating strategic areas for development that create complete communities with necessary housing and commercial opportunities.

*The subdivision is consistent with the purposes of this Code*

This subdivision is in conformance with the general purposes of this Code, and is proposed to be constructed in three phases.

*The subdivision is in conformance with the subdivision design standards and any approved sketch plan*

The subdivision design standards and regulations are being met by this letter of intent and all supportive documents submitted with this application.

*A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);*

*A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;*

The proposed subdivision is located within the Woodmen Hills Metropolitan District (WHMD) and a supportive Will Serve Letter noting the District's ability to serve the proposed development with water and sanitary sewer service in an efficient manner with the current infrastructure has been provided.

*All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];*

A geotechnical study has been completed and included with this submittal. Geological hazards present at the site include: artificial fill; hydrocompaction; potentially expansive soils; seasonal and potentially seasonal shallow groundwater; areas of ponded water; springs; unstable slopes and floodplain.

Groundwater monitoring is underway and potential mitigation measures will be discussed further with the final plat.

As further described below a CLOMR is underway to modify the floodplain and mitigate a number of the geological hazards listed above.

*Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;*

Efforts are underway to address a floodplain map revision and formal CLOMR/LOMR to address channel improvements.

*The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;*

The proposed use addresses a proposed development intent envisioned to be a strong growth node for good and services east of Highway 24. Proper buffering and transitional uses aim to preserve, protect and enhance the adjacent rural character in the area.

*Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*

The final plat(s) for each of the proposed phases will establish legal and physical access to all parcels. Legal access to the development will be provided off Highway 24 at the Woodmen Road intersection. The Rio Lane intersection with Highway 24 will be removed, and Rio Lane rerouted through this property.

*The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the*

*proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;*

The proposed development focuses on a use that is consistent with the planned land use for the area. The goals and policies of the County's Master Plan look at the development of this corridor as a strong central node, corridor for activity and more specific regional center. This development enhances the policies seen vital to growth in the corridor by continuing the intent of clustered urban development in areas that can be supportive of such growth.

*Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;*

Water and Sanitary Sewer service will be provided by Woodmen Hills Metropolitan District. Mountain View Electric Association Inc., and Colorado Springs Utilities will provide electric and natural gas service to the subdivision respectively. Falcon Fire Protection District will provide fire protection and emergency services.

*The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*

The site lies within the Falcon Fire Protection District, and a commitment letter to serve the development has been provided.

*The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.*

Public infrastructure is to be constructed with the development to include roads, drainage and utilities and are adequate to mitigate the demand produced by the development.

### **Your El Paso Master Plan**

This preliminary plan is in conformance with the core principles and goals of the recently adopted Your El Paso Master Plan, and the El Paso County Parks Master Plan Update.

This area of Falcon, specifically the Highway 24 corridor is identified in the Your El Paso Master Plan as a suburban residential priority development area. This preliminary plan is in conformance with the goals of the Plan to meet corridor improvement plans for growth and access to goods and services in the area, as listed below:

*Goal 2.3 – Locate attainable housing that provides convenient access to goods, services and employment.*

The proposed development follows the goals of the Master Plan and intends to provide proper transitional uses and buffers addressing all potential impacts for the

adjacent uses. Additional access and drainage improvements lessen and ultimately improve the impacts of the area.

*Goal 9.2 – Promote sustainable best practices with regard to development and infrastructure.*

The proposed plan brings improvements to the corridor that meet the standards of the County ECM and implement CDOT US Highway 24 Linkage Study Improvements. In particular, this project eliminates an unsignalized intersection at Rio Lane and Highway 24 as envisioned by CDOT's long range plans.

*Goal 4.1 – Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion and promoting safe and efficient travel.*

The proposed development meets the intent for commercial development south of highway 24 and provides adequate improvements in the way of utilities and transportation needs. Buffering is provided for the adjacent properties to the east and south of the subject property.

*Goal 5.3 – Ensure adequate provision of utilities to manage growth and development.*

Water and Sanitary Sewer service will be provided by Woodmen Hills Metropolitan District. Mountain View Electric Association Inc., and Colorado Springs Utilities will provide electric and natural gas service to the subdivision respectively. Falcon Fire Protection District will provide fire protection and emergency services.

### **El Paso County – Water Master Plan**

The proposed subdivision also satisfies the intent and policies of the El Paso County Water Master Plan:

*Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.*

The proposed subdivision is located within the Woodmen Hills Metropolitan District (WHMD) and a supportive Will Serve Letter noting the District's ability to serve the proposed development in an efficient manner with the current infrastructure has been provided.

### **Traffic / Access / Noise**

A Traffic Report prepared by LSC is submitted in support of this application. Based on the projected 2043 total traffic volumes shown in Traffic Impact Study and the criteria contained in the ECM and the State of Colorado Highway Access code, deceleration and acceleration lanes are to be provided on Highway 24 and

Woodmen Road along with other noted development improvements for proper access.

### **Utilities**

Water and sanitary sewer services will be provided by Woodmen Hills Metropolitan District. Sewer connection will be provided via offsite connection to the south and water connection via offsite connection to the existing system to the north. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities respectively. The communications provider will be contracted by the developer.

### **Drainage/Floodplain**

The site currently lies within the Falcon Watershed, and was studied as part of the Falcon Drainage Basin Planning Study (DBPS). The Falcon Creek East Tributary currently bisects the site. Design and analysis for a Conditional Letter of Map Revision (CLOMR) is underway to modify the floodplain. A Letter of Map Revision (LOMR) will be prepared upon completion of the site improvements. A Preliminary Drainage Report has been prepared outlining the design for the commercial and residential areas. The area is intended to become an urban closed system, with three full-spectrum detention basins providing detention and water quality prior to discharge at historic rates.

Pre-subdivision site grading and early utility installation is being requested with this submittal.

**Contact Information**

Drexel, Barrell & Co., a full service engineering and surveying firm, represents the property owners. Following is the contact information for all parties.

**Owner/Developer:**

Falcon Field, LLC  
3230 Electra Drive N.  
Colorado Springs, CO 80906

**Consultant:**

Drexel, Barrell & Co.  
Mr. Tim McConnell, P.E., President  
101 Sahwatch Street, Suite 100  
Colorado Springs, CO 80903  
719-260-0887 phone  
[tmcconnell@drexelbarrell.com](mailto:tmcconnell@drexelbarrell.com)

We trust you find our application for the Commons at Falcon Field Preliminary Plan acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Tim D. McConnell". The signature is fluid and cursive, with a large, stylized "M" and "C".

***Drexel, Barrell & Co.***

Tim D. McConnell, P.E.  
President