



# Drexel, Barrell & Co.

July 2, 2023

El Paso County Planning & Community Development  
**Attn: Ryan Howser**  
2880 International Circle  
Colorado Springs, CO 80910

What is being proposed? This letter does not explain the proposal. Number of lots, type of development, single-family attached vs. detached, etc.

Engineers/Surveyors

Colorado Springs  
Lafayette

3 S 7<sup>th</sup> Street  
Colorado Springs, CO 80905

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.

The approximately 57.67-acre site is proposed to consist of a mixed-use commercial and residential development.

This is not a specific enough description of the project

### Project Location & Description

And RM-12

Is the residence proposed to be removed or will it remain on one of the platted lots?

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) and RS-5000 (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.

### Project Justification

Many of the criteria bullet points have not been addressed.

#### Land Development Criteria for Approval

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

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

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

*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*

Include a discussion regarding the surrounding area and how the proposal fits within the context of the area and any potential impacts that may be caused by the proposed development.

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

*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 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*

Identify any constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) within the area included within the request and how these areas have been incorporated into the development or will otherwise be mitigated.

This does not seem relevant to the criteria points

*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;*

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

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.

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

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

### **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.*

I'm not sure how this paragraph is relevant to this goal.

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.*

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.

#### **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.

Per 1st review comments, please provide analysis of the Parks Master Plan as well.

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

A Traffic Report prepared by LSC is submitted in support of this application. Based on the projected 2040 total traffic volumes shown in Figure 9a 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 north 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

I recommend that you refer to the TIS in general as opposed to the actual figure as it can change during the review cycle. Also currently there is no figure 9a and figure 9 is the short term totals

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  
3 South 7<sup>th</sup> Street  
Colorado Springs, CO 80905  
719-260-0887 phone  
[tmccConnell@drexelbarrell.com](mailto:tmccConnell@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,



**Drexel, Barrell & Co.**  
Tim D. McConnell, P.E.  
President

If pre-development grading is requested, please provide a predevelopment grading plan. What has been submitted is an overall GEC plan not a predevelopment grading plan. Please be aware that if pre-development grading is proposed then predevelopment grading conditions shall also be discussed in the drainage report.