



Drexel, Barrell & Co.

March 17, 2023

El Paso County Planning & Community Development

Attn: Ryan Howser

2880 International Circle

Colorado Springs, CO 80910

Engineers/Surveyors

Colorado Springs
Lafayette

3 S 7th 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:**

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.

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) 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

Land Development Code Compliance

This letter does not include an analysis of the review criteria for a preliminary plan as outlined in Chapter 7 of the LDC.

The policy plan and the small area plans are no longer active plans. Please replace this analysis with Your El Paso Master Plan (2021) analysis and also include Water Master Plan and Parks Master Plan analysis.

the Approved Development Pattern within the plan, specifically the Highway 24 Corridor. This with the goals of the Plan to meet corridor access to goods and services in the area, as listed

and development in the unincorporated County in a manner which reasonably limits long term public costs, provides for the development of supporting infrastructure, preserves environmental quality, provides economic opportunities, and otherwise enhance the quality of life.

The proposed development follows the goals of the small area 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 not yet seen for this area.

Policy 6.1.6 – Direct development towards areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

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 Lan and Highway 24 as envisioned by CDOT’s long range plans.

Policy 6.1.7 – Encourage infill development which complements existing uses, is consistent with Small Area Plans and other adopted plans.

Policy 6.1.8 – Encourage incorporation of buffers or transitions between areas of varying use or density where possible.

The proposed development meets the intent for commercial development south of highway 24 and provided 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.

Policy 6.4.6 – Allow for the accommodation of necessary supporting commercial uses within or in proximity to rural residential areas in a manner that preserves the rural character of these areas.

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.

Small Area Plan

Table 4-5 Potential Nodes and Corridors of Activity – Areas where future development and infrastructure is expected to be concentrated in the future. The nodes signify the location of future town centers, which could be rural or urban in nature, and should include primary employers, commercial services, and public services.

Section 4.4.5.1 – Allow for potential commercial development south of Highway 24 near its intersection with Woodmen Road, provided the adequate transportation improvements are made, utility extensions can be made, and adjoining existing land uses are adequately buffered.

The proposed development meets the intent for commercial development south of highway 24 and provided 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.

Section 4.5.2.5 – Allow for additional secondary commercial centers at designated intersections with major arterial roadways and U.S. 24, including Stapleton/Curtis, and Peyton Highway, assuming adequate facilities and services can be provided, and the function of U.S 24 can be maintained.

The proposed subdivision also satisfies the following policies of the 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 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. 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

Preliminary plan notes offsite utilities to be extended to the site?



full-spectrum detention basins providing detention and water quality prior to discharge at historic rates.

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

State whether or not pre-subdivision site grading is or will be requested (and if so, whether early utility installation is being requested)

Consultant:
Drexel, Barrell & Co.
Mr. Tim McConnell, P.E., President
3 South 7th Street
Colorado Springs, CO 80905
719-260-0887 phone
tmccConnell@drexelbarrell.com

We trust you find our application for the Lot 6, Falcon Marketplace Site Development 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