



# Drexel, Barrell & Co.

May 6, 2019

El Paso County Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910  
719-520-6300

Attn: Kari Parsons, Project Manager/Planner II

**RE: Letter of Intent and Justification Statement for:  
Falcon Marketplace  
Final Plat**

Ms. Parsons,

Please accept this letter of intent and the enclosed supplemental materials as Drexel, Barrell & Co's. application and request for approval of the Final Plat for Falcon Marketplace.

## **Location / Zoning / Land Use**

The 35.7 acre site is located at the northwest corner of the intersection of E. Woodmen Road and Meridian Road, in Falcon, CO. The property is currently addressed as 11680 E. Woodmen Road, and zoned as Commercial Regional (CR). A Preliminary Plan for Falcon Marketplace was approved by El Paso County Board of County Commissioners on October 9<sup>th</sup>, 2018.

The site development is proposed to consist of eleven total commercial lots and two tracts. The lot count is comprised of one large commercial anchor lot and multiple smaller outlying lots and associated parking, drive aisles and landscaping. The northernmost and largest tract is proposed for public drainage and utility use and will include a sub-regional public detention pond that will be constructed by the developer. In accordance with El Paso County Drainage Board procedures and upon County acceptance, reimbursement for construction of the pond is anticipated from the drainage fee program. A smaller tract along the southern project boundary adjacent to E. Woodmen Road is proposed for private drainage facilities and public utility infrastructure. Public right-of-way is being created for Falcon Market Place and Eastonville Road and associated round-a-bouts and improvements. Additional public right-of-way is being dedicated along Meridian Road to accommodate future expansion to a six lane roadway.

The Final Plat encompasses the entire site that is to be constructed in one phase from an infrastructure standpoint, providing for multiple commercial pad sites to be accessed from a public roadway with public utilities.

Surrounding zoning includes CR to the south and southeast across Woodmen Road with a variety of existing commercial development. To the east across

Engineers/Surveyors

Boulder  
Colorado Springs  
Greeley

3 South 7<sup>th</sup> Street  
Colorado Springs,  
Colorado 80905-1501

719 260-0887  
719 260-8352 Fax

Meridian Road and to the west of the site is PUD zoning of higher density single-family residential. A minimum 15 foot buffer will be provided on the west side of the site plus an existing 30 foot buffer that exists on the property to the west. A 6' opaque wall will also be provided on the west property line of the site adjacent to the commercial pad sites. To the north of the site is RR-5 zoning with 5 acre lots that will likely be redeveloped into higher density residential or commercial use in the future. The sub-regional detention pond and road right-of-way will serve as a significant buffer between the developments. These roadway and landscape buffer zones will ensure mitigation from adjacent land uses and provide continuity in design.

### **Utility Service Providers**

Water and Wastewater service will be provided by the Woodmen Hills Metropolitan District. Electric service will be provided by Mountain View Electric Association and Colorado Springs Utilities will provide natural gas service. Sewer and water service lines will be maintained by each individual lot owner. The communications provider will be as contracted by the developer, likely to include Century Link and Comcast.

### **Existing Utilities**

A 12" sanitary sewer main runs along the west side of Meridian Road in an easement parallel to the ROW. A 10" sanitary sewer main, 10" water main, 6" raw water main, and high-pressure petroleum line are located along the south property boundary adjacent to E. Woodmen Road. Existing electric facilities are located along the south, east and north boundaries of the site. Communications connections will be made through existing facilities adjacent to the site.

### **Proposed Utilities/Relocations**

Several utilities will be relocated with the proposed development to include: Most of the raw water line and domestic water line on the south end of the site; they will be re-routed into the site and along a portion of Falcon Market Place. The electric facilities along Woodmen and Meridian Roads are also proposed to be relocated into the site and along Falcon Market Place. There are no plans to relocate the petroleum pipeline along the southern and eastern end of the site.

### **Access / Roadways**

A proposed public road (Falcon Market Place) will provide access continuity through the site from the frontage road on the north side of Woodmen Road in the southwest corner of the site to Meridian Road at Eastonville Road in the northeast corner of the site. The Meridian Road/Eastonville Road intersection is proposed to be signalized as part of the initial phase of this development. A right-in/right-out is also proposed on the west side of Meridian Road midway between Woodmen Road and Eastonville Road. Additional right-of-way is being granted along Meridian Road to accommodate future expansion to a six lane roadway.

### **Drainage**

The site currently lies within the Falcon Watershed, a portion of the Black Squirrel Creek Drainage Basin. Two tributaries join on the site and flow to pair of culvert systems under Woodmen Road on the south end of the site. The north end of the site is to include a sub-regional detention pond (SR4) per the Falcon Drainage Basin Planning Study (DBPS). The pond is proposed to be constructed by the developer and turned over to El Paso County for maintenance upon acceptance. Two further private water quality ponds will be constructed at the south end of the site and maintained by the proposed Business Association for the site.

A Conditional Letter of Map Revision (CLOMR) has been prepared and submitted to FEMA (Case No. 17-08-0074R) for modification of the 100 year floodplain on the site. A Letter of Map Revision (LOMR) will be prepared upon completion of the site improvements. Drainage improvements will be constructed in accordance with the approved CLOMR, Final Drainage Report and Construction Documents as applicable, including full-spectrum detention and water quality for the site. Drainage fees and credits will be determined as applicable for the proposed improvements at the time of Final Plat recording.

### **Schools**

The project is located within Falcon School District No. 49. No land dedication or fees are required as the site is proposed to be developed as a commercial land use. The proposed public through road will be utilized by school buses and D49 staff going to and leaving the D49 administration facility and bus yard located on the Woodmen Road Frontage Road to the west of the Falcon Marketplace site

### **Parks / Open Space**

No land dedication or fees are required. All on-site landscape and irrigation will be provided in accordance with County land use requirements. An overall master landscape plan for this development provides for consistent and coordinated landscaping and irrigation across all lots. A license agreement will be established with the individual lot owners that about the County right-of-way. The agreement will state that any trees planted in the right-of-way will be required to be relocated in the future when Meridian Road is widened.

### **Right-of-Way Vacation**

It is proposed that the County vacate the excess right-of-way at the east end of the Woodmen frontage road at the southwest corner of the site as it would not be needed once the public roadway connection from the frontage road to Eastonville Road is constructed.

### **Waiver and Deviation Requests**

As part of the Final Plat application, we hereby request a deviation for treatment for Water Quality of a 0.16-acre area of proposed southwest roundabout paving. The formal deviation request is included in this submittal.

A deviation is also requested for Water Quality treatment of the proposed increase in asphalt pavement for the turn lane expansion on Meridian Road at Eastonville Road. The formal deviation request is included in this submittal.

### **Approval Criteria**

This Final Plat is in general conformance with the Criteria for approval established in Section 7.2.1.D.3.F of the El Paso County Land Development Code as follows:

*The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.* – The site is located within an area of the Falcon/Peyton Small Area Master Plan recommended for urban density and in a node of activity/density for providing centralized community services and amenities which this proposed commercial development will provide.

*The subdivision is in substantial conformance with the approved preliminary plan.* – The final plat is in substantial conformance with the approved preliminary plan.

*The subdivision is consistent with the purposes of this Code.* – The proposed subdivision is consistent with the El Paso County Land Development Code and the existing Commercial Regional (CR) zoning of the property.

*The subdivision is in conformance with the subdivision design standards and any approved sketch plan.* – The subdivision is in conformance with the El Paso County design standards (with the exception of a few requested roadway deviations). There is no approved sketch plan for this site.

*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.* – A sufficient water supply has been acquired from the Woodmen Hills Metropolitan District, of which the proposed development is a part. The State Engineer's Office and the County Attorney are in concurrence.

*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 site will utilize the Woodmen Hills Metropolitan District sewage disposal system. The proposed development is already in the District and sewage pipeline facilities are already in or adjacent to the site.

*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)].* – The site is subject to potentially seasonally high groundwater and existing floodplain. Mitigation measures will be taken for the potentially seasonally high groundwater and the floodplain is being formally modified with FEMA to remove that potential site hazard.

*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.* – The site is providing adequate drainage improvements to include a large sub-

regional detention facility (Pond SR4 as identified in the Falcon Drainage Basin Planning Study), an on-site water quality pond and other associated storm water pipe and open channel systems.

*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 site is providing a public collector roadway through the site to connect Eastonville Road to the Woodmen Frontage Road as well as providing a right-of-way stub to the north for future public connectivity as requested by the County.

*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;* – The site will provide open spaces in the form of major drainage facilities to include an approximate 7 acre sub-regional detention pond on the north end of the site and an open drainage channel and water quality pond on the south end of the site. A landscape buffer will be provided along the east end of the site and landscape setbacks will be provided along Woodmen and Meridian Roads.

*(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;* – The site is planned for major retail/commercial hub store with multiple outlying pad sites for commercial and retail use. This is in conformance with the Falcon/Peyton Small Area Master Plan as it recommends this area for urban density and in a node of activity/density for providing centralized community services and amenities which this proposed commercial development will provide.

*(3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;* – The site will provide open spaces in the form of major drainage facilities to include an approximate 7 acre sub-regional detention pond on the north end of the site and an open drainage channel and water quality pond on the south end of the site. A landscape buffer will be provided along the east end of the site and landscape setbacks will be provided along Woodmen and Meridian Roads.

*(4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design;* – The site contains no environmentally sensitive areas, but the development will be adding major drainage facilities to include an approximate 7 acre sub-regional detention pond on the north end of the site and an open drainage channel and water quality pond on the south end of the site that will foster wildlife; *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 site is providing a public collector roadway through the site to connect Eastonville Road to the Woodmen Frontage Road as well as providing a right-of-way stub to

the north for future public connectivity as requested by the County. The development will also widen Meridian Road along the site frontage and install a traffic signal at Meridian Road and Eastonville Road. The installation of the sub-regional detention pond and channel will alleviate existing and future downstream flooding issues. The additional connectivity and roadway and drainage improvements should provide an overall positive impact to County facilities and service, not to mention the additional commercial tax base to be provided.

*Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.* – The site will be served by the El Paso County Sheriff and will provide alternate emergency access routes to adjacent developments through this site. Utilities will be extended through the development, open space will be provided with the stormwater facilities and landscape buffers. Sidewalks and bike lanes will be provided.

*The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.* – The site will be served by the Falcon Fire Protection District. The District welcomes the development and is eager to obtain alternate emergency access routes to adjacent developments through this site.

*The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.* – The subdivision is in conformance with the development standards for CR zoning and associated land uses as identified in Chapter 6 of the Land Development Code. The subdivision is in conformance with the subdivision design, improvement and dedication standards for CR zoning and associated land uses as identified in Chapter 8 of the Code (with the exception of a few requested roadway deviations as approved with the associated Preliminary Plan).

### **Contact Information**

*Drexel, Barrell & Co., a full service engineering and surveying firm, represents Hummel Investments, LLC. Following is the contact information for the involved parties.*

#### **Owner:**

Name: LG HI Falcon, LLC  
Contact: Mr. Steve Meier  
Address: 2301 Cedar Springs, Suite 200  
Dallas, TX 75225  
Phone Number: 214-416-9824

#### **Applicant/Developer:**

Name: Hummel Investments, LLC  
Contact: Mr. Steve Meier  
Address: 8117 Preston Road, Suite 120  
Dallas, TX 75225  
Phone Number: 214-416-9824

#### **Consultant:**

Name: Drexel, Barrell & Co.  
Contact: Mr. Tim D. McConnell, P.E.  
Address: 3 S. 7<sup>th</sup> Street  
Colorado Springs, CO 80905  
Phone Number: 719-260-0887

We trust you find our application and request for the approval of the Final Plat for Falcon Marketplace acceptable. We look forward to working with the County in processing the application and submittal. Please call if you have any questions or require any additional information.

Respectfully,

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



Tim D. McConnell, P.E.  
Senior Associate, Regional Manager