



# Drexel, Barrell & Co.

December 16, 2024

El Paso County Planning & Community Development

**Attn: Ryan Howser**

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Engineers/Surveyors

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**RE: Letter of Intent - The Commons at Falcon Field Filing No. 1  
PCD File No:**

Mr. Howser

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

### **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 northernmost parcel (4307000001) contains an area of Zone A Floodplain designation. A CLMOR has been approved to modify the floodplain and a LOMR application will address the revision after construction.

The Commons at Falcon Field is a proposed mixed use commercial and residential development. Initially, with this Filing 1, 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. Filing 1 is the first phase and covers 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.

### **Preliminary Plan**

The preliminary plan for The Commons at Falcon Field was approved for 169 residential lots and 8 commercial lots on September 12, 2024.

### **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.

#### Land Development Criteria for Approval

Per section 7.2.1.D.3.f in the Land Development Code, this project meets the following criteria:

- 1. 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.

- 2. The subdivision is in substantial conformance with the approved preliminary plan.*

This subdivision is in substantial conformance with the approved preliminary plan. The overall Commons at Falcon Field development is planned to be subdivided into multiple filings to improve the economics of developing the site in its entirety. At this time three separate filings are proposed for the commercial area and separate residential areas.

- 3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*

The El Paso County subdivision design standards and regulations are being utilized for the project design and are met by this letter of intent and all supportive documents submitted with this application.

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 Final Plat is in conformance with the goals of the Plan and the approved Preliminary Plan to meet corridor improvement plans for growth and access to goods and services in the area. The proposed use addresses a 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.

- 4. Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval.*

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. A finding of sufficiency was found with the approved preliminary plan.

5. *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.

6. *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 have been incorporated into the final design.

7. *Adequate drainage improvements complying with State Statute [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM.*

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

8. *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.

9. *Necessary services, including police and fire protection, recreation, utilities, 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. All have provided will-serve letters for the subdivision.

*10. The final plans evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;*

Falcon Fire Protection District will provide fire protection and emergency services and have provided a will-serve letter for the property.

*11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8*

Offsite impacts are anticipated to be minimal, and have been discussed with adjacent affected landowners. Utility connections and drainage improvements will be constructed within established easements.

*12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated.*

The Subdivision Improvements Agreement (SIA) and related Financial Assurance Estimate (FAE) addresses all concerns related to financial guarantees/construction of infrastructure and public facilities.

There are no common areas requiring maintenance in this filing. There are easements for drainage and utility purposes. The easements allow for Falcon Field Metro District (Detention Ponds) and the utility company entities to have access for maintenance, etc.

*13. The proposed subdivision meets other applicable sections of Chapter 6 and 8;*

This subdivision meets the noted sections.

*14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]*

A Notice to Mineral Estate Owners has been provided to the County, attesting that no mineral estate owners were found.

**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  
Proterra Properties  
1864 Woodmoor Drive, Suite 100  
Monument, CO 80132

**Consultant:**

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

We trust you find our application for the Commons at Falcon Field Final Plat 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