



Engineers/Surveyors

Colorado Springs  
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The Falcon Marketplace TIS identified Lot 1 as a Pet Supply Superstore with a 15ksf footprint. A traffic memo will be required to identify Lot 1's fair and equitable cost share for off-site traffic signal improvements. Please submit a traffic memo since the building footprint and proposed land use are different.

Provide analysis comparing the trip generation between the previous TIS and the proposed use. Identify if any additional mitigation/improvements are required if the traffic volume is increasing beyond what was anticipated in the previous TIS.

El Paso County Planning & Community Development

Attn: **Christian Haas, Planner**  
2880 International Circle  
Colorado Springs, CO 80910  
719-373-8562 direct

**RE: Letter of Intent (PPR-236)**  
**Lot 1, Falcon Marketplace Site Development Plan**  
**7520 Falcon Marketplace (Tax schedule #5301401330)**

Mr. Haas,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Site Development Plan submittal for Lot 1, Falcon Marketplace, on behalf of Evergreen Meridian & Woodmen, LLC.

The approximately 3.67 acre site will consist of a commercial retail property with associated parking and landscaping.

### **Location and Zoning**

The project is located at the northwest corner of the greater Falcon Marketplace development, specifically Lot 1 in the Falcon Marketplace development. The property is currently zoned as CR (Commercial Regional).

### **Existing Facilities**

The existing site has recently been over lot graded as part of the Falcon Marketplace overall development, and remains undeveloped. The site currently slopes from north to south at approximately 2%. There are water and sanitary mains running along the eastern side of the lot which will provide a connection for building stubs. The storm sewer is proposed to tie into the existing system located on Lot 2.

### **Proposed Facilities**

The proposed development will consist of an approximately 38,297 sf commercial retail building, with associated parking and landscaping. The site will be accessed by one driveway entrance from Falcon Market Place, with connectivity to the east to Lot 2, coordinated with neighboring lot developers.

### **Land Development Code Compliance**

The proposed development is in compliance with the land uses proposed for the approved Falcon Marketplace development, which in turn is in conformance with the Land Development Code and use standards for the Commercial Regional (CR)

zoning. The site landscaping is required to follow the plan approved with the overall Falcon Marketplace development.

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

Access to the site is as described above, and is consistent with the Traffic Report prepared for the overall Falcon Marketplace development.

### **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**

Stormwater quality and detention is provided as part of the overall Falcon Marketplace development. The detention basin to the south of the development will provide for water quality before discharge into the public system.

### **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:**

Evergreen – Meridian & Woodmen, LLC  
2390 E. Camelback Rd, Suite 410  
Phoenix, AZ 85106  
602-808-8600 phone  
[rperkins@evgre.com](mailto:rperkins@evgre.com)

#### **Developer:**

Goodwill Colorado - Ben Booker, Director II Real Estate  
1460 Garden of the Gods Road  
Colorado Springs, CO 80907  
719-635-4483  
[Bbooker@goodwillcolorado.org](mailto:Bbooker@goodwillcolorado.org)

#### **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 Lot 1A, 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,

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

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

# V1\_Letter of Intent Comments.pdf Markup Summary

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## Carlos (1)

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**Subject:** Text Box  
**Page Label:** 1  
**Author:** Carlos  
**Date:** 10/9/2023 10:12:31 AM  
**Color:** ■

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## Daniel Torres (1)

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**Subject:** Text Box  
**Page Label:** 1  
**Author:** Daniel Torres  
**Date:** 10/10/2023 3:27:17 PM  
**Color:** ■

Provide analysis comparing the trip generation between the previous TIS and the proposed use. Identify if any additional mitigation/improvements are required if the traffic volume is increasing beyond what was anticipated in the previous TIS.