



# Drexel, Barrell & Co.

October 20, 2021

El Paso County Planning & Community Development  
**Attn: Mercedes Rivas, Planner**  
2880 International Circle  
Colorado Springs, CO 80910  
719-373-8562 direct

Engineers/Surveyors

Boulder  
Colorado Springs  
Greeley

**RE: Letter of Intent  
Lot 7, Falcon Marketplace Site Development Plan  
7555 Falcon Marketplace (Tax schedule #5301403003)**

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

719 260-0887  
719 260-8352 Fax

Ms. Rivas,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Site Development Plan submittal for Lot 7, Falcon Marketplace, on behalf of Falcon Covenant Group.

The approximately 1.64 acre site will consist of a multi-tenant commercial property with associated parking and landscaping. No deviations or variances are requested at this time.

### **Location and Zoning**

The project is located at the northwest corner of Meridian Road and E. Woodmen Road, specifically Lot 7 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%. Utility stubs have been installed from the northern property line for water and sanitary sewer. A storm sewer stub is provided to the southwest corner of the lot.

### **Proposed Facilities**

The proposed development will consist of an approximately 9,200 sf multi-tenant commercial building, with associated parking and landscaping. The site will be accessed by one driveway entrance from Falcon Market Place, connectivity to the west to Lot 8, and to the north to Lot 6 will also be provided and coordinated with neighboring lot developers.

Four different units are proposed: a dentist office; a nail salon; a sit-down/take-out food restaurant and a bank, from west to east respectively. The bank will also have a drive-thru facility associated with it.

The traffic study for the original development identified a drive-thru restaurant for Lot 7. The traffic memo prepared for this use confirms that the original traffic conditions assumed by the study will not be adversely affected by this change in use.

### **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.

### **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. An additional Traffic Memo was completed as part of this submittal, and as noted above identifies that the traffic conditions are consistent with those assumed in the overall study.

### **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 Lot 7 will provide for water quality before discharge into the public system.

The site is currently within the 100-year floodplain as determined by the FEMA floodplain maps. However, construction of improvements to modify the floodplain has been completed, and the LOMR submitted to FEMA for approval.

### **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)

A traffic memo was not submitted with the second review per EDARP comment. Please address traffic trip gen for development and trip increases compared to SF-191 traffic study. Please coordinate with the project manager to make sure it is uploaded for the next review.

**Developer:**

Falcon Covenant Group, LLC  
2044 California Ave  
Corona, CA 92881  
951-582-5745 phone  
[Margetichj@pacden.com](mailto:Margetichj@pacden.com)

**Consultant:**

Drexel, Barrell & Co.  
Mr. Tim McConnell, P.E., Principal, Regional Manager  
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 Lot 7, 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.  
Principal, Regional Manager