



MERIDIAN SERVICE METROPOLITAN DISTRICT

Water, Wastewater, Parks and Recreation

11886 Stapleton Dr, Falcon, CO 80831

719-495-6567, Fax 719-495-3349

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El Paso County Planning and Community Development

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RE: Meridian Ranch Sports Center PPR

PROJECT STATEMENT

This submittal is for approval of a Site Development Plan for a community recreation center and a metropolitan district administration office located on 10559 Rainbow Bridge Dr. & 10575 Rainbow Bridge Dr. The 19.3-acre site is located along the east side of Rainbow Bridge Dr. north of Mt Harvard Dr. within the Meridian Ranch development. The included parcels TSN# 4220303009 & 4220303093 are currently vacant, zoned as PUD (Planned Unit Development) and the Land Use is classified as Exempt Nonresidential Land - Political Subdivision.

The proposal for the site is to have roughly 53,316-sf of buildings constructed in three phases. The first phase will consist of a 42,765-sf community recreation building (Fieldhouse). This building is anticipated to house an indoor playing field, team rooms, childcare, weights and cardio and an exercise studio. Phase 2 will consist of the Meridian Service Metropolitan District Administration Building (Admin) is 3,000-sf. This building will house the district staff. The third phase will be a gymnasium addition of 7,551-sf to the first phase building (Fieldhouse).

The first phase will house an indoor playing field, team rooms, childcare, weights and cardio and an exercise studio. The parking spaces provided for this building is at a ratio of 1 space per 200 sf for the office space, 1 space per 325 sf for the weights, cardio, exercise studio and common areas, the childcare ratio is 1 space per 400 sf, and absent a clear designation within the El Paso County Land Development Code for indoor sports fields a ratio of 1 space per 500 sf is provided for the indoor recreation following the City of Colorado Springs parking space requirements (7.4.1003). Phase 2 will consist of the Meridian Service Metropolitan District Administration Building (Admin) is 3,000-sf. This building will house the district staff and will have a parking requirement of 1 space per 200 sf. The third phase will be a gymnasium addition of 7,551-sf to the first phase building (Fieldhouse). Absent a clear designation within the El Paso County Land Development Code for gymnasium uses, such as a basketball court, a ratio of 1 space per 500



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sf is provided for the indoor recreation following the City of Colorado Springs parking space requirements (7.4.1003).

A waiver of parking space requirements is requested with the project. The request is to allow for less than the El Paso County prescribed parking spaces for the facility and use a hybrid of the City/County requirements. The requested waiver is based on the use as a Semipublic Community Recreation building where the City of Colorado Springs has “no requirement;” due to use is limited the residents of Meridian Ranch; it is centrally located and within walking distance to a large portion of the development being well connected with sidewalks and trail system. By adopting a hybrid of City and County space requirements, a well-balanced approach to the calculation seems to have been met. Using the 1 space per 500 sf for the large indoor turf field and gymnasium seems to yield a sufficient number of parking spaces. See the table below for a comparison of the parking space calculation. 147 parking spaces provided plus 7 handicapped accessible spaces for a total of 154 spaces provided instead of the El Paso County prescribed spaces necessary per the land use code.

Use	Area	Hybrid		EPC		COS	
		SF/Space	Spaces provided	SF/Space	Spaces provided	SF/Space	Spaces provided
Fieldhouse							
Turf Field	21692	500	43	150	145	500	43
Gymnasium	7551	500	15	150	50	500	15
Childcare	715	400	2	400	2	400	2
Offices	1505	200	8	200	8	500	3
Remainder	18853	325 ¹	58	150	126	500	38
MSMD Office Bldg			126		331		101
Offices	3,000	200	15	200	15	500	6
			141		346		107

¹ 325 - average of City and County requirement

Vehicular movement enters the site from one of two driveway entrances on Rainbow Bridge Dr located north and south of the proposed Fieldhouse. Movement through the site shall be accomplished with 24' drive aisles running around the building and within a larger parking area located south of the Fieldhouse. Pedestrian movement is safe and convenient and is accomplished with sidewalks wrapping around the

Fieldhouse. New pedestrian ramps will be installed on Rainbow Bridge Dr to allow for convenient locations for access to the west. A sidewalk will connect the Recreation Center to an existing bridge and development to the east.

This project will provide an additional high quality recreation facility that will benefit the entire Meridian Ranch community. As the community grows, an additional venue offering both similar and different opportunities for exercise and sports activity.



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The architecture for both buildings shall be of a similar design with the use of different materials along the face of the walls, such as brick, block, stone, and metal. Landscaping provided shall screen vehicular parking lots and will enhance the pedestrian environment along the sidewalks. Drainage shall be collected and discharged offsite into an adjacent existing drainage channel constructed in conjunction with the surrounding developments and downstream regional detention facility.

Water and sanitary sewer services will be provided by the Meridian Service Metropolitan District. Mountain View Electric Association will provide electric service for the area and will provide for this development. Black Hills Energy will provide natural gas service to the buildings.

The regional detention facility is owned and maintained by the district and equipped with sufficient water quality capture volume for the basin including the proposed recreation facility. The detention facility was constructed in 2012 with the development of Meridian Ranch Filing 3 and has been in operation without any issues. A pond maintenance agreement between the district and the county files with El Paso County Records, reception #212031863.

Should you require any additional information, please contact me at 719.495.6567.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Jim Nikkel".

Jim Nikkel

General Manager

Meridian Service Metropolitan District