



**MERIDIAN SERVICE METROPOLITAN DISTRICT**  
*Water, Wastewater, Parks and Recreation*  
11886 Stapleton Dr, Falcon, CO 80831  
719-495-6567, Fax 719-495-3349

February 12, 2024

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**El Paso County Planning and Community Development**  
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**RE: Meridian Ranch Sports Center PPR**

Please use the preliminary addresses assigned by Enumerations as 10575 & 10559 Rainbow Bridge Dr.

**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 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 60,000-sf of buildings constructed in three phases. The first phase will consist of a 49,000-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 2,700-sf. This building will house the district staff. The third phase will be a gymnasium addition of 7,800-sf to the first phase building (Fieldhouse).

A waiver of parking space requirements is requested with the project. The request is to allow for less than prescribed parking spaces for the facility 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. 148 parking spaces plus 7 handicapped accessible spaces for a total of 155 spaces provided instead of the El Paso County prescribed spaces necessary per the land use code.

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

Site development plan shows 154, revise to match



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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.

← Please include discussion regarding the provision of utilities.

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.

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.

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,

Jim Nikkel

General Manager

Meridian Service Metropolitan District