

August 28, 2026

El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910
719-520-6300

**RE: Comment Response Letter to E-911 and School District No. 49 Comments:
The Markets at Bent Grass, SP262 & CR261
Preliminary Plan & Rezoning**

Dear El Paso County Planning and Community Development Staff:

Please find below responses to comments received from the El Paso/Teller County 911 Authority and Falcon School District 49 regarding the Markets at Bent Grass Preliminary Plan and Rezoning applications.

1. El Paso/Teller County 911 Authority Comments

Second Round Preliminary Plan Review; EDARP Comment Dated June 8, 2026

Comment:

A resolution regarding the interaction between Bent Grass Meadows Drive and Woodmen Frontage Road is still pending. We are awaiting confirmation from the developer regarding a possible address change for one parcel to determine how to move forward.

Available roadway names:

- *Swallowtail Way*
- *Big Galleta Way*
- *Prairie Drop Way*
- *Bluebunch Lane*
- *Switchgrass Drive*

Sand Reed Way – Not Available (existing roadway name).

Applicant Response:

In response to comments received from E-911 and PPRBD Enumerations, as well as the meeting held on April 21, 2026 with E-911, Enumerations and County Staff, the applicant has proposed to rename both (i) the section of proposed roadway east of the proposed roundabout and (ii) the existing section of Woodmen Frontage Road (from the proposed roadway to Falcon Marketplace) to **Bent Grass Meadows Drive**, as reflected on Preliminary Plan Sheet No. 3 attached hereto.

This change is in direct response to E-911's concerns about emergency service response with the previously proposed road name change occurring at the proposed roundabout. As discussed with E-911 and Enumerations, such road name change will result in the need for a single neighboring property to revise its current Woodmen Road address. Applicant has notified the neighbor of this change, and they have indicated a willingness to cooperate. Applicant has scheduled a meeting with the neighboring property owner, E-911, PPRBD Enumerations, and County representatives to finalize a resolution.

Additionally, the roadway previously identified as **Sand Reed Way** has been removed from the Preliminary Plan in response to unrelated County engineering comments. Based on the applicant's review, no further modifications related to roadway naming are believed to be necessary. As of the date of this letter, all other proposed roadway names appear to remain available.

2. Falcon School District 49 Comments

Rezoning Application Review (CR261) Comment Letter Dated March 16, 2026

School District 49's comment letter dated March 16, 2026, included the following primary comments.

Comment: Intersection Configuration Recommendation

District 49 would like to recommend that project access from Woodmen to Bent Grass and/or Bent Grass to Woodmen, be designed as either;

- a. A T- Intersection with Full Traffic Control, or
- b. A dedicated Slip Lane with Yield-Controlled Movement, where appropriate based on traffic volumes and sight - distance constraints.
 - i. We believe the proposed alternative configurations will assist to accommodate the districts 100 plus vehicles onsite and first responder partner vehicles more efficiently while facilitating safer site egress.
 - ii. Either of the proposed designs would eliminate the need for vehicles to travel through the consumerheavy circle, thereby enhancing safety by separating hazards (e.g., shoppers and district fleet vehicles).

Applicant Response:

District 49's intersection recommendations were carefully considered during project design. Many of the alternatives identified above were reviewed with El Paso County Engineering staff and were determined to result in less desirable operational and safety outcomes.

Regarding Option A, a T-intersection with stop-controlled movements was determined to reduce traffic efficiency and does not align with the anticipated traffic on Bent Grass Meadows Drive in relation to the proposed roundabout and future signalized intersection.

Regarding Option B, a dedicated southbound slip lane was discussed with County Engineering staff and was determined to introduce additional traffic conflict points and potential safety concerns associated with southbound left-turn movements from the realigned Bent Grass Meadows Drive onto the Woodmen Frontage Road. The currently proposed roadway configuration achieves the desired access movements while minimizing conflict points.

For these reasons, the applicant believes the proposed design represents the most appropriate solution from both an operational and safety perspective.

Comment 2: Existing Primary Access Point

District 49 utilizes a direct access point from its property onto Bent Grass Meadows Drive (Lot 2) for egress / regress and expects to maintain full access rights at this location.

Applicant Response:

The applicant acknowledges the existence of District 49's current access point and has reflected this access on both the Preliminary Plan and the associated Deviation Request exhibits.

None of the roadway improvements or access points proposed as part of The Markets at Bent Grass development will eliminate or adversely impact this existing access connection.

Comment 3: Future Secondary Access Point

District 49 requests consideration of a future secondary access point connecting its property directly to Bent Grass Meadows Drive to better accommodate long-term operational needs.

Applicant Response:

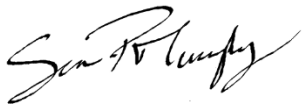
The applicant has informed District 49 that it cannot petition for or obtain access approvals on behalf of property that is not included within the current application boundaries.

That said, the proposed roadway network has been designed to preserve the opportunity and flexibility for future access connections to both Bent Grass Meadows Drive and the Woodmen Frontage Road. Should District 49, or a future owner of the property, desire to establish additional access connections in the future, a separate application and approval process will be required.

The applicant remains committed to ongoing coordination and cooperation with District 49 and the E-911 Authority and hopes these responses provide clarity regarding the above comments and concerns.

Should either have any questions for the applicant, we welcome direct outreach to Sean Murphy at smurphy@evgre.com or via the County's EDARP review system.

Respectfully,

A handwritten signature in black ink, appearing to read "Sean Murphy". The signature is fluid and cursive, with the first name "Sean" and last name "Murphy" clearly distinguishable.

Sean Murphy
Senior Development Manager
Evergreen Devco, Inc.

THE MARKETS AT BENT GRASS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

Galloway & Company, LLC

Evergreen
Multifamily Retail Industrial



PARCEL AREA TABLE			
PARCEL	AREA (AC)	USE	OWNERSHIP & MAINTENANCE
LOT 1	11.88	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 2	10.34	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 3	1.29	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 4	1.45	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 5	0.94	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 6	0.86	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 7	0.89	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 8	1.26	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 9	1.10	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 10	0.78	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 11	0.72	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 12	2.46	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 13	1.71	COMMERCIAL DEVELOPMENT	LOT OWNER
LOT 14	1.37	COMMERCIAL DEVELOPMENT	LOT OWNER
TRACT A	10.94	DRAINAGE CHANNEL	EL PASO COUNTY
TRACT B	1.00	OPEN SPACE	BENT GRASS COMMERCIAL METRO DISTRICT
TRACT C	1.37	DRAINAGE	BENT GRASS COMMERCIAL METRO DISTRICT
TRACT D	0.44	DRAINAGE/PEDESTRIAN ACCESS	BENT GRASS COMMERCIAL METRO DISTRICT
TRACT E	0.36	PRIVATE ROADWAY	BENT GRASS COMMERCIAL METRO DISTRICT
PR PUBLIC R.O.W.	2.75	PUBLIC R.O.W.	EL PASO COUNTY
TOTAL ACERAGE	53.91		

PROPOSED EASEMENT AREA TABLE		
TYPE	AREA (AC)	OWNERSHIP & MAINTENANCE
GENERAL UTILITY	11.89	BENT GRASS COMMERCIAL METRO DISTRICT
PUBLIC IMPROVEMENT	10.33	BENT GRASS COMMERCIAL METRO DISTRICT
PUBLIC ACCESS	1.29	BENT GRASS COMMERCIAL METRO DISTRICT
WATER UTILITY	1.45	WMHD
ELECTRIC UTILITY	0.94	WMEA

LEGEND

---	SIGHT DISTANCE LINE - 35 MPH (POSTED)
---	SIGHT DISTANCE LINE - 25 MPH (POSTED)
---	PROPERTY BOUNDARY LINE
---	ADJACENT PROPERTY BOUNDARY LINE
---	RIGHT OF WAY BOUNDARY LINE
---	ROAD CENTERLINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	WMHD EASEMENT LINE (WATER/WASTEWATER)
---	BUILDING SETBACK LINE
---	LANDSCAPE SETBACK LINE
---	EFFECTIVE 100 YEAR FLOOD PLAN
---	CORRECTED 100 YEAR FLOOD PLAN
---	PROPOSED PAN FLOWLINE
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	FUTURE CURB AND GUTTER FLOWLINE
---	PUBLIC RIGHT-OF-WAY
---	FUTURE SDP DRIVE AISLE

NOTES

TRACT A IS INCLUSIVE OF THE OF THE EXISTING CHANNEL. THIS DEVELOPMENT IS EXCLUSIVE OF ANY IMPROVEMENTS IN TRACT A, WITH THE EXCEPTION OF POTENTIAL STORM DRAIN DISCHARGE LOCATIONS. THIS DEVELOPMENT DOES NOT PROPOSE ANY CHANNEL IMPROVEMENTS OR SIGNIFICANT DISTURBANCE WITHIN THE CHANNEL (TRACT A).

OWNER OF RECORD

LENA GAIL CASE
119 N. WASHATCH AVE
COLORADO SPRINGS, CO 80903

OWNER OF RECORD

CYNTHIA DEYOUNG
10924 E HIGHWAY 24
PUEYTON, CO 80831

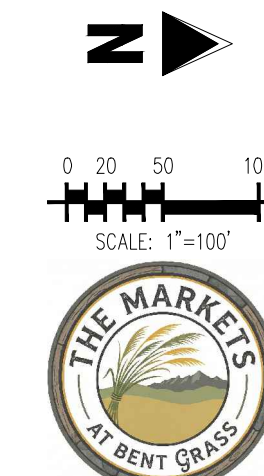
APPLICANT

EVERGREEN DEVCO, INC.
1873 SOUTH BELLAIRE ST., SUITE 1200
DENVER, CO 80222
TEL: (303) 757-0414

PLAN PREPARER

JEFFREY ODOR
GALLOWAY & CO. LLC
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 308-2519

BASED ON SURVEY PERFORMED BY GALLOWAY & COMPANY, LLC
ON 07/01/2025



PRELIMINARY PLAN
THE MARKETS AT BENT GRASS
EVERGREEN DEVELOPMENT
EPC FILE #: SP262

NEC OF WOODMEN RD. & BENT GRASS MEADOWS DR.
FALCON, COLORADO

#	Date	Issue / Description	Int.
1	03/04/2025	1ST PRELIMINARY PLAN SUBMITTAL	
2	05/22/2025	2ND PRELIMINARY PLAN SUBMITTAL	

Project No: EDI02
Drawn By: ELB, AGC
Checked By: JAO, TJE, CMWJ
Date: 05/22/2025

LOT & TRACT PLAN

SP262

PP-3

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