



# Drexel, Barrell & Co.

April 14, 2026

El Paso County Planning & Community Development

**Attn: Ryan Howser**

2880 International Circle

Colorado Springs, CO 80910

Engineers/Surveyors

Colorado Springs  
Lafayette

101 Sahwatch St, Suite 100  
Colorado Springs, CO 80903

719 260-0887  
719 260-8352 Fax

**RE: Letter of Intent - The Commons at Falcon Field Filing No. 2  
PCD File No: SF255**

Mr. Howser

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Final Plat submittal for The Commons at Falcon Field Filing 2, on behalf of Falcon Field, LLC and Proterra Properties.

### **Project Location & Description**

The property is located directly southeast of the Woodmen Road and U.S. Highway 24 intersection. The property covers two parcels 4307000001 (33.14-acres) and 4307200015 (24.53 acres), both currently zoned CR (Commercial Regional), RS-5000 and RM-12 (Residential). With the exception of one single-family residence, accessed off Rio Lane to the north the property is currently vacant. The existing topography slopes generally from north to south and southwest. The northernmost parcel (4307000001) contains an area of Zone A Floodplain designation. A CLOMR has been approved to modify the floodplain and a LOMR application will address the revision after construction.

The Commons at Falcon Field is a proposed mixed use commercial and residential development. A final plat for the entire property – Filing No. 1 – is currently in the review process with El Paso County. Tracts F&G are identified on the Filing No. 1 Final Plat for future residential use. Filing No. 2 is a replat of Tract F of Filing No. 1 and is specifically related to the RS-5000 residential area with 74 lots proposed over 18.9-acres. Filing No. 3 will replat Tract G as the RM-12 residential area with 95 lots proposed over 17.7-acres, at a later date.

The site is currently bounded to the north and northwest by commercial uses. The properties to the east and south are generally large lot residential area, including the area to the north of Rio Lane. The proposed residential uses to the east and south will provide for appropriate buffers and transitional uses along the edges of the property.

### **Preliminary Plan**

The preliminary plan for The Commons at Falcon Field was approved for 169 residential lots and 8 commercial lots on September 12, 2024. The proposed 74 residential lots for Filing 2 has not changed from the approved Preliminary Plan.

### **Site Drainage**

The site will be overlot graded as part of The Commons at Falcon Field Filing No. 1 development. Development of this filing will include roadway construction and utility installation along with a full-spectrum extended detention facility. The detention facility will be located at the southeast corner of the subdivision to provide for detention and water quality for the majority of the site runoff prior to discharge into the adjacent redefined channel (to be completed as part of Filing No. 1). Runoff not conveyed to the detention facility will be treated for water quality prior to discharge from the site by a proposed grass-lined swale along the eastern boundary. The detention facility and the swale will be owned and maintained by the Falcon Field Residential Metropolitan District No. 1.

### **Site Traffic**

Traffic will access the subdivision primarily via the new E. Woodmen Road extension, to be installed as part of The Commons at Falcon Field Filing No.1 development. This traffic will be directed east and south towards Rio Lane, where there will be two access points into the subdivision. As previously mentioned that Rio Lane and Highway 24 intersection will be removed as part of the Filing 1 development. Access to the east and south along the existing Rio Lane will remain in place.

### **Project Justification**

The proposed application is supportive of future development and considerate of the effects on the general health, welfare and safety of neighborhoods in the immediate and downstream neighborhoods that have impact from growth in the area. Supportive development reports and land use applications have been provided to address the proper mitigation of any impacts the development may have in the area. These studies in addition, look at the capacities of existing streets, public facilities and the like, to lessen the potential burden of the proposed development moving forward.

### **Land Development Criteria for Approval**

Per section 7.2.1.D.3.f in the Land Development Code, this project meets the following criteria:

- 1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan*

This request is in general conformance with goals, objectives and policies of the County's Master Plan Vision for creating strategic areas for development that create complete communities with necessary housing and commercial opportunities. The preliminary plan was found to be within general compliance and this Final Plat is consistent with that plan.

- 2. The subdivision is in substantial conformance with the approved preliminary plan.*

This subdivision is in substantial conformance with the approved preliminary plan. The overall Commons at Falcon Field development is planned to be subdivided into

multiple filings to improve the economics of developing the site in its entirety. At this time three separate filings are proposed for the commercial area and separate residential areas.

This area of Falcon, specifically the Highway 24 corridor is identified in the Your El Paso Master Plan as a suburban residential priority development area. This Final Plat is in conformance with the goals of the Plan and the approved Preliminary Plan to meet corridor improvement plans for growth and access to goods and services in the area. The proposed use addresses a development intent envisioned to be a strong growth node for good and services east of Highway 24. Proper buffering and transitional uses aim to preserve, protect and enhance the adjacent rural character in the area.

3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*

This subdivision is in conformance with El Paso County subdivision design standards and regulations. Any variance from criteria has been requested in writing via the County standard deviation process.

4. *Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval.*

The proposed subdivision is located within the Woodmen Hills Metropolitan District (WHMD) and a supportive Will Serve Letter noting the District's ability to serve the proposed development with water and sanitary sewer service in an efficient manner with the current infrastructure has been provided. A finding of sufficiency was found with the approved preliminary plan.

5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code.*

The proposed subdivision is located within the Woodmen Hills Metropolitan District (WHMD) and a supportive Will Serve Letter noting the District's ability to serve the proposed development with water and sanitary sewer service in an efficient manner with the current infrastructure has been provided.

6. *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)].*

A geotechnical study has been completed and included with this submittal. Geological hazards present at the site include: artificial fill; hydrocompaction; potentially expansive soils; seasonal and potentially seasonal shallow groundwater; areas of ponded water; springs; unstable slopes and floodplain.

Groundwater monitoring is underway and potential mitigation measures will be incorporated into the final design.

7. *Adequate drainage improvements complying with State Statute [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM.*

Efforts are underway to address a floodplain map revision and formal CLOMR/LOMR to address channel improvements. A full-spectrum extended detention facility will be located at the southeast corner of the subdivision to provide for detention and water quality for the majority of the site runoff prior to discharge into the adjacent redefined channel (to be completed as part of Filing No. 1). Runoff not conveyed to the detention facility will be treated for water quality prior to discharge from the site by a proposed grass-lined swale along the eastern boundary. The detention facility and the swale will be owned and maintained by the Falcon Field Residential Metropolitan District No. 1.

8. *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.*

The final plat(s) for each of the proposed phases will establish legal and physical access to all parcels. Legal access to the development will be provided off Highway 24 at the Woodmen Road intersection, as part of the Filing 1 development. The Rio Lane intersection with Highway 24 will be removed, and Rio Lane rerouted through this property.

The development of Filing 2 will provide for two access points to Rio Lane.

The applicant proposes to enter into the 10 mill PID regarding the payment of Roadway Impact Fees.

9. *Necessary services, including police and fire protection, recreation, utilities, and transportation system, are or will be available to serve the proposed subdivision.*

Water and Sanitary Sewer service will be provided by Woodmen Hills Metropolitan District, Mountain View Electric Association Inc., and Colorado Springs Utilities will provide electric and natural gas service to the subdivision respectively. All have provided will-serve letters for the subdivision.

*10. The final plans evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;*

Falcon Fire Protection District will provide fire protection and emergency services and have provided a will-serve letter for the property.

*11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8*

Offsite impacts are anticipated to be minimal, and have been discussed with adjacent affected landowners. Utility connections and drainage improvements will be constructed within established easements.

*12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated.*

The Subdivision Improvements Agreement (SIA) and related Financial Assurance Estimate (FAE) addresses all concerns related to financial guarantees/construction of infrastructure and public facilities.

All roadway and storm sewer infrastructure located within the public right-of-way will be owned and maintained by the County. All storm infrastructure located outside of the public right-of-way will be owned and maintained by the Falcon Field Residential Metropolitan District No. 1. Common spaces and tracts in this subdivision, including the proposed open grass swale along the east boundary and the proposed detention facility will be owned and maintained by the Falcon Field Residential Metropolitan District No. 1.

All private improvements outside of the Filing 2 boundary will be owned and maintained by the Falcon Field Metropolitan District.

*13. The proposed subdivision meets other applicable sections of Chapter 6 and 8;*

This subdivision meets the noted sections.

*14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]*

A Notice to Mineral Estate Owners has been provided to the County, attesting that no mineral estate owners were found.

**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/Developer:**

Falcon Field, LLC  
Proterra Properties  
1864 Woodmoor Drive, Suite 100  
Monument, CO 80132

**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 Commons at Falcon Field Final Plat 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.  
President