

FALCON COMMERCE CENTER PHASE 2 - PARK FINAL PUD PLAN

PROJECT NARRATIVE

JUNE 2023

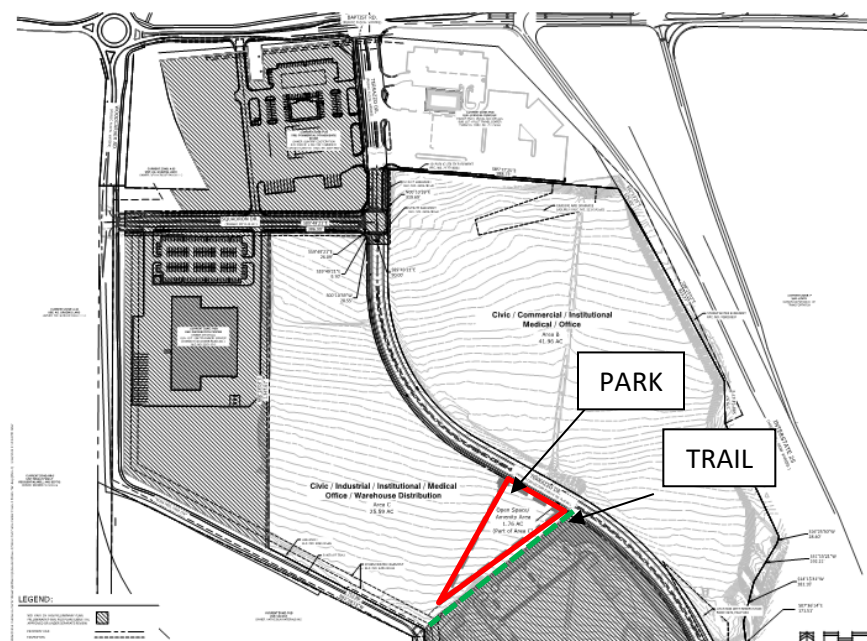
REQUEST

Forest Lakes, LLC requests approval of a Final PUD Plan for a 1.911-acre park in Falcon Commerce Center Phase 2.

PROJECT DESCRIPTION

Falcon Commerce Center is situated south of Baptist Road, west of I-25, and north of the United States Air Force Academy. Phase 1 comprises the 32-acre portion on the north/northwest side of the property, adjacent to Baptist Road and Woodcarver Road, together with the 8.64-acre centralized detention pond. Phase 2 is the remaining 148.5 acres of the property, excluding approximately 23 acres, which has a separately approved Final PUD Plan for a warehouse distribution center (Eagle Rock).

The Phase 2 Preliminary PUD Plan was approved on July 18, 2022 for a mix of uses including civic, commercial, institutional, medical, office, warehouse distribution, and open space. An approximate 2-acre park was included as part of the approved Preliminary PUD Plan, together with a trail connection between Terrazzo Drive and Santa Fe Regional Trail. The 8' wide trail, just north of Eagle Rock, was constructed with the Terrazzo Drive extension plans. This submittal is a Final PUD Plan for the park site.



PROJECT JUSTIFICATION

The Final PUD Plan for the Falcon Commerce Center Phase 2 park is consistent with the review criteria for Final PUD Plans in Section 18.03.460.D of the Municipal Code as follows:

1. The final PUD conforms to or is consistent with the preliminary PUD;

The Falcon Commerce Center Phase 2 Preliminary PUD Plan includes an approximate 2-acre park in the central portion of the project. This Final PUD Plan is for the construction of that park and is therefore consistent with the Preliminary PUD.

2. Circulation is designed for the type of traffic generated, safety, separation from living areas, convenience, access, handicap access, noise and exhaust control. Though generally discouraged, private internal streets may be considered where appropriate to the development. A proper institutional framework, such as a metropolitan or special district must be established for maintenance thereof for the life of any private streets. All streets shall be accessible by police and fire department and other emergency vehicles for emergency purposes, and to service vehicles such as trash trucks. Bicycle and pedestrian circulation and connections shall be provided;

The park abuts Terrazzo Drive, which has an existing 5' detached sidewalk on the south/west side adjacent to the park, providing connectivity to the rest of Falcon Commerce Center. The intent of the park is to provide an amenity for employees, visitors, and potential future residents of Falcon Commerce Center. The park will also provide a convenient break-spot for recreational users on the Santa Fe Trail, which will be facilitated by the 8' trail connection that has already been constructed. As such, it is anticipated that park users will primarily travel on foot or by bicycle.

3. Functional parks, open space, and trails in terms of recreation, views, density relief, convenience, function, connectivity, and optimum preservation of natural features including trees, shrubs, wildlife habitat, scenic areas and riparian and drainage areas are provided in conformance with the Comprehensive Plan, the Parks, Trails, and Open Space Master Plan, and the Development Standards (Chapter 18.05 of this title);

This Final PUD Plan is for the construction of a functional park for Falcon Commerce Center. The 8' trail provides connectivity from Falcon Commerce Center to the Santa Fe Regional Trail so that the park can serve as a break-spot for recreational users of the regional trails.

4. A variety of development and housing types and styles, and densities are proposed. Mixed land use is encouraged;

The proposed park will serve the recreation and amenity needs of the mixed-use development proposed in Falcon Commerce Center, which includes some housing opportunities.

5. Privacy for individuals, families and neighbors is provided as appropriate;

Not applicable but, as noted above, the park will cater for the recreation and amenity needs of employees, visitors and residents of Falcon Commerce Center.

6. Building design in terms of orientation, spacing, materials, exterior color and texture, storage and lighting result in a quality architectural design that is compatible with the surrounding neighborhood. The placement of identical or similar residential models on any two adjoining lots along a street is discouraged;

Not applicable as no structures or lighting are proposed with this Final PUD plan. Lighting to the park will be provided by the nearby street light on Terrazzo Drive.

7. The landscaping is a quality design that enhances the site and is compatible with the surrounding neighborhood as shown by amount, types, and materials used. Entrance features are encouraged. The proposed landscaping must not create maintenance problems and shall be suitable for the site and neighborhood including plant hardiness. A xeriscape design that will conserve water is required;

The Landscape Plan included with the Final PUD Plan provides details of the park design, which includes a focused amenity area in the northeast corner of the park that will provide a shade structure and seating areas. The Falcon Commerce Center landscaping design guidelines are met and the existing theme of the development is carried through with the park design. The remainder of the park will be an informal open space. The proposed plant palette is suitable to the site and local climate.

8. Adequate off-street parking will be provided:

- a. **Particularly for single-family residences in a PUD, required front-yard setbacks should be established and driveways should be arranged so as to provide off-street parking therein without causing parked autos to block sidewalks.**
- b. **The Town may increase or decrease the normally required number of off-street parking spaces based on a consideration of the following factors:**
 - i. **The relationship of the proposed modifications to the stated purposes and intent of the PUD;**
 - ii. **Probable number of vehicles owned by residents;**
 - iii. **Parking needs in nonresidential areas;**

- iv. **Varying time period of use, whenever joint use of common parking areas is proposed; and**
- v. **Availability and use of alternative transportation methods.**

No parking is proposed for the park as it is anticipated that park users will travel on foot or by bicycle.

9. The final PUD has been shown to fit within the context of the planned land use pattern and roadway and utility systems of the larger surrounding area.

The proposed park is an integral component of the land use pattern of Falcon Commerce Center and will complement the proposed mix of uses. The park provides an amenity for employees, visitors, and potential future residents of Falcon Commerce Center. The park will also provide a convenient break-spot for recreational users on the Santa Fe Trail.

SUMMARY

The Final PUD Plan for a park to serve as an amenity for employees, visitors, and potential future residents of Falcon Commerce Center is consistent with the approved Preliminary PUD Plan and meets all the Final PUD Plan review criteria.

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