

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

March 3, 2021

Ryan Howser
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Falcon Field Commercial Preliminary Plan (SP-21-001)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the development applications for the Falcon Field Commercial Preliminary Plan, and has the following comments on behalf of El Paso County Parks:

This is a request by N.E.S., Inc., on behalf of Falcon Field, LLC., for approval of the Falcon Field Commercial Preliminary Plan, which consists of 20 mixed-use commercial lots on approximately 58 acres. The property is currently zoned CR and is located directly east of the Woodmen Road and East Highway 24 intersection. The property is located within the bounds of the Falcon/Peyton Small Area Plan.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the project. The existing Rock Island Regional Trail is located immediately adjacent the northern property boundary, running southwest-northeast along the northern side of East Highway 24, and the existing Rock Island Trailhead Park is located approximately 0.25 mile west of the project site. The proposed Woodmen Road Bicycle Route terminates at the intersection of East Highway 24 and Woodmen Road, immediately adjacent the northern boundary of the project site. Dedicated public right-of-ways already exist along the aforementioned bicycle route, so no easement request is necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the right-of-way in the future. Lastly, the Drake Lake Natural Area and proposed Drake Lake Secondary Regional Trail and both located approximately 0.75 mile east of the property.

The Falcon Field Commercial Preliminary Plan includes 9.22 acres dedicated to landscape tracts, utilities, stormwater, and drainage ways, comprising 15.9% of the total project area, although the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD. Large portions of Tracts A and D, as well as Lot 20, are dedicated to stormwater detention facilities, as indicated by the Grading and Erosion Control Plans. The applicants Letter of Intent also states that sufficient open spaces are provided for their proposed uses, which would include primarily the aforementioned landscaping and stormwater detention.



No trail easements or park land dedications are necessary for this application, and the Board of County Commissioners has not elected to require park fees for commercial subdivisions, so none are recommended at this time. These comments are being provided administratively, and this application does not require Park Advisory Board consideration.

Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Williams", with a long, sweeping underline.

Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

