

SP17.001



11807 Asplund Grove  
Peyton, CO 80831

September 27, 2018

Dear Members of the Board of El Paso County Commissioners:

I am the owner of 11807 Asplund Grove in Falcon Colorado. I have owned the home for over 7 years. This was my primary residence until 2017. When I heard of the development plans for the Falcon Marketplace I had decided to try and relocate my primary residence due to concerns I have in this commercial development project.

When I moved here Meridian Road was a two-lane road. The expansion of this road started two months after I moved in. One of the reasons I chose to purchase this home in this town was because of the beautiful views, the fact that Falcon has been a small town outside of the Colorado Springs City limits was also a determining factor in the purchase. As Meridian Road expanded to two lanes it became apparent that the NOISE from traffic hindered the enjoyment of my backyard. The NOISE starts at 6:30 AM and doesn't stop until 10:30/11:00 PM. The volume of people travelling Meridian Road has steadily increased as Falcon has been built out. We cannot go outside in the yard during these hours because we can't hear ourselves speaking to each other. We have learned to deal with this as part of the package of living here. My concerns with the development of such a LARGE commercial complex built out on such a corner that has all ready been maximized to its capacity is HUGELY concerning to me. In my opinion it seems that El Paso County has not recognized the traffic issues, crime, pollution up and down Meridian Road, the overflow coming off of Woodmen Road needs to be addressed. There are many areas of concern in this small town that have been overlooked and not addressed. Traffic lights need to be assessed at many intersections in the area, school zones need to be marked properly, and the URBAN DEVELOPMENT PLAN needs to be reviewed and revised as Falcon grows. I would hate to see this area, that has so much potential not be DEVELOPED responsibly. Plopping down commercial developments haphazardly with out concern for how the existing roads are and what they can reasonably handle would be tragic for this area.

Some concerns I would like to share with you with this development:

- How is this going to affect the traffic pattern going up and down Meridian Road? Especially with the residential development on the corner of Woodmen and Meridian with the Bentgrass community, the MasterBuilt community and the new Courtyards community over in that area. The influx of homes there has caused the traffic to increase by thousands of people and cars.
- Have you taken into consideration the noise and light pollution this development is going to impact the residential areas around it? Bringing down home values in that area as this area ages?
- Do you realize that overnight tractor trailer deliveries will be taking place there and where are these trucks going to enter the complex? What noise issues will this cause? And what are your plans to deal with this?
- Being this area is such a small area I feel that there are other alternatives to such a large development, like reviewing an area on Highway 24 near Stapleton Road may be a better option.
- Why does the county foster BIG BOX store developments and not look at commercial spaces that are developed to entice small businesses, local businesses?
- Being this plot of land is small the King Soopers will be smaller than normal stores and marketed in a tertiary market. Which means it will be a small store, not offering what other King Soopers offer.
- Realizing this area is zoned for commercial why doesn't the developer try to build a smaller, upscale shopping area that offers smaller stores, a well-maintained complex that can handle the traffic there.
- Living near a large commercial complex will bring more traffic of people, and more crime. Is the El Paso County Sheriff's office capable of handling this? Right now, some calls are not being answered for 45 minutes to an hour. Realizing this department is at maximum capacity that still is not an acceptable turnaround time for calls.
- Trash problems from the complex spilling into residential areas. How is the developer going to deal with this problem with the high winds in Falcon?
- I would rather see the Board address the traffic patterns and concerns this area has with studying the ebb and flow of traffic and adding traffic control lights where areas have high incidents of accidents? Before adding more stress to all ready small roads? Calls have been put into the count about these intersections which have fallen of deaf ears with a response that there is not a need to have these areas addressed until there are more fatal accidents.
  - Woodmen and Meridian Road intersection needs to have a better flow and control of traffic. Turning lanes need to be widened, better traffic control, speed limit signs and policing need to be done here.
  - Meridian and Eastonville-trying to cross over this intersection is deadly and this area needs a traffic light.
  - Meridian and Rex Road-trying to get onto Meridian Road at this location is deadly and impossible most days
  - Eastonville and Stapleton Roads. Cars do not stop at the stop signs there. The intersection is huge and people fail to see the signs and blow right thru this intersection.

Anytime people are coming from Eastonville with the right of way have to nearly come to a full stop to check for oncoming traffic.

- Highway 24 and Stapleton Road. Trying to cross this road is impossible and there have been two or three fatal accidents there this summer.
- Old Meridian Road and Highway 24. A dedicated turning lane and better traffic control need to be planned out as morning commute times here have increased from 20 minutes into city limits to 45-1 hour commute times as traffic is bogged down funneling into Highway 24 near Garrett Road.
- School Zones in the area are not properly marked and there have been children run over by cars on their way to school.
- Meridian Road and Owl Point. Trying to cross over this area to get to the 7-11 and other commercial complexes is absolutely impossible and there have been many tragic accidents there.

My plea to this board is to really examine the reasons behind the push for this development and understand that with growth comes a responsibility to the area, the land and the public to not litter the area with drop downs of commercial complexes not planned out properly or to development the land first and deal with the traffic later.

The county has an opportunity to develop Falcon as a bedroom community of Colorado Springs. Please consider how this area is responsibly developed and take care of the safety of this small town's citizens before trying to cram every little space up with some sort of development.

Thank you for your consideration and time in hearing my plea as I vote NO for this project.

LauraLee Gigliotti

Owner



Vote- NO to this development