



June 16, 2017

Ms. Hannah Van Nimwegen
City of Colorado Springs
Land Use Review Division
Planning & Community Development
30 S. Nevada Avenue, Suite 105
Colorado Springs, CO 80901-1575

RE: Falcon Park and Ride Project Statement

Dear Ms. Van Nimwegen,

The Falcon Park and Ride is proposed between New Meridian Road currently under design and Old Meridian Road south of Swingline Road within the unplatted parcel schedule 5312400008 owned by the El Paso County Board of Commissioners. The Development Plan, Rezoning and Minor Adjustment to a Master Plan applications are being submitted concurrently for City review and consideration of the proposed land use and amendment to the current zoning. The park and ride is part of the larger Meridian Road and State Highway 24 project being completed by El Paso County however these applications address only the park and ride facility. The current land use is vacant grazing agricultural land while the proposed land use will be a public park and ride facility located within a 1.74 acre enclosed parcel of land created by the construction of New Meridian Road and extension of Swingline Road. The existing zoning of the parcel is R (Estate Single Family Residential) and proposed zoning of the parcel is PF (Public Facility). The Banning Lewis Ranch Master Plan update dated June 2015 identifies the parcel as RVL (Residential Very Low) land use and the proposed amendment changes the land use to PUB (Public/Institutional). The justification for the rezoning and minor adjustment to the Master Plan is to provide carpooling and future bus service within the larger suburban residential area on a parcel that is generally unsuitable for low residential development due to the limited size and adjacency to major roadways. This park and ride land use has also been shown on previous versions of the Master Plan.

Public Right-of-Way for New Meridian Road will be dedicated by deed to be coordinated through the Real Estate Service Division and Traffic Engineering. Final platting is not anticipated as a requirement for the park and ride facility. Water quality and stormwater detention will be provided offsite along New Meridian Road as part of the larger project. Landscape irrigation and lighting will not be provided within the Falcon Park and Ride facility at this time.

Sincerely,
HDR Engineering, Inc.

Josh Hooper
Development Project Manager