

El Paso County  
Falcon/Peyton Small Area Master Plan Update  
Advisory Committee Meeting

28 May, 2008: 3-5 pm

LOCATION: El Paso County Development Services Department  
2<sup>nd</sup> Floor Conference Room  
2880 International Circle Colorado Springs, CO 80910

ATTENDEES: Melisa Andrews, SD 49 Liaison  
Lynne Bliss, Committee Chair  
Aaron Briggs, HB&A  
David Elliot, Committee Member  
Tammy Jansma, Community Member  
Tasha Norman, NES Inc.  
David Powell, El Paso County Planning Commission  
Henry Reitwiesner, Committee Member – SD 49 Liaison  
Carl Schueler, El Paso County DSD  
Doug Shaw, HB&A  
Mark Shook, Committee Member  
Edward Wallace, New Falcon Herald  
Kathleen Wallace, New Falcon Herald

## **MINUTES**

Lynne Bliss called the meeting to order and asked Aaron Briggs to give a summary of the previous meeting.

Aaron gave a meeting summary and briefly discussed the review comments he has received from committee members to-date regarding the draft text. Based on the sparse number of comments from committee members and on input from Carl Schueler prior to the committee meeting, Aaron suggested that the previous schedule for completion be changed to allow more time for text to be completed before review. Additionally, the modified schedule will allow committee members more time to review the text once it is completed. The committee agreed that it was best to extend the review and approval milestones, so Aaron proposed alternative milestone dates to those that he presented at the previous meeting. The committee agreed with the new timeline.

Carl suggested that the next meeting, planned for June 4<sup>th</sup>, be kept on the schedule, but suggested that it be changed from a formal committee meeting to an informal working session at the HB&A offices. It would be open to all committee members who want to give input on or assist with drafting and revising text.

Aaron used a projector to show the committee the most current interactive electronic version of the Small Area Master Plan. He discussed the information, recognized gaps, graphics, etc. on a section-by-section basis with the committee.

There was a question about the relationship, if one exists at all, between the Colorado Springs Airport and the Meadow Lake airport, in terms of land use. It is unclear if there is any interaction between the two airports that would affect land use in the Falcon/Peyton planning area. Many committee members familiar with the airport said they believe there is no connection.

The committee suggested that revising the Small Area Master Plan presents an opportunity to encourage developers to include shelter structures for students who have to wait for buses in inclement weather. Aaron said that it is certainly possible to do so and suggested including language that would do so in the section describing alternative transportation modes and infrastructure.

Aaron noted that the later sections of the plan are not as complete as some of the earlier sections, giving examples in the text where graphics and information are missing. He noted that the HB&A team is working daily to complete the sections. He showed a color-coded spreadsheet indicating the percentage of completion for each section in the plan, highlighting the areas where obvious gaps exist.

The committee asked how they would know when sections were ready for their review. Carl suggested that one way to do this is by notifying committee members via e-mail when it is ready. This way committee members will not spend time reviewing and commenting on text that will be significantly changed or removed from the document altogether. The committee agreed.

Aaron showed multiple graphics with “spotlights” that highlight distinct regions of the planning area that are referenced in the text. The committee felt that the areas needed to be better defined, perhaps by adding text in addition to the “spotlight” graphics. Aaron said he will work on clarifying the areas to avoid confusion.

Carl suggested creating an acknowledgements page in the plan to recognize the committee members who have contributed significantly to the development of the Small Area Master Plan.

The committee wondered how the completed plan will be made available to those who want to see it. Aaron said the plan will be offered in multiple formats, including Compact Disks, which are inexpensive and can be readily copied, as well as allowing it to be accessed through a link on El Paso County’s official website. A limited number of printed copies will be produced for those who do not have a way to access the electronic files and as a portable document to be used in commission meetings and other venues.

Lynne asked if there were any additional comments or other business. There were none. The next meeting, a working session at the HB&A offices, was confirmed for 4 June 2008.

The meeting was adjourned at approximately 4:45 p.m.