



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

30 August 2007
3-3:45 pm

LOCATION: Mr. Timm's Office

ATTENDEES: Greg Timm – Falcon Highlands Developer
Dan Foster – Southwestern Investment Group, Inc.
Mike Holt – Falcon Highlands Metro District Manager
Aaron Briggs – HB&A
Carl Schueler – El Paso County

Notes:

Carl and Aaron provided an overview of what the Small Area Master Plan aims to accomplish, what the general timeline for the project is, and where we currently sit in the process.

The following bullet points summaries ideas, issues, and questions raised during the meeting:

- The existing approved sketch plan for Falcon Highlands should be incorporated into the master plan.
- There are no significant changes planned for the sketch plan. There may be changes in densities based on the development of surrounding areas and the provision of services, but no major changes. A portion of his land, abutting the Banning Lewis Ranch property, could be annexed to the city eventually.
- The existing sketch plan is founded on the assumption that Meridian will be the core retail area for Falcon, which comes from the old plan.
- The idea of having retail south of 24 is not, in Greg's opinion, a good idea.
- There is some question about what type of development will happen along Woodmen. The area might not work for retail development.
- Falcon Highlands has plenty of water rights available, due to wells within the city. They have roughly 400 acre feet available.
- Falcon Highlands has proposed its own WWTP, which has been approved. The plan is to treat the sewage from the development to a non-potable standard and then use it for the commercial and retail irrigation needs. This would cut down on water usage by allowing them to get double use out of existing water supplies. Construction could start next year.
- Note that there is a conflict between the roadway engineering standards and the placement of commercial development land uses. The access allowed does not work for retail.
- The district's standpoint on Old Meridian Road is that it should not be closed. It offers good access for him.
- The new Fire Station is proposed for the Falcon Highlands Business Park, which is located at Rolling Thunder and Golden Sage (NE corner).