



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

13 September 2007
2:00 pm

LOCATION: El Paso County Development Services Division Offices

ATTENDEES: Aaron Briggs, HB&A
Tasha Norman, HB&A
Kim Tatsch, Westside Property Investments
Andrew Klein, Westside Property Investments
Daniel Cho, Westside Property Investments
Tim Seibert, N.E.S. Inc.
Carl Schueler, El Paso County DSD
Meggan Yoest, El Paso County DSD

Notes:

Carl, Aaron, and Tasha provided a brief 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. They described the map-based concept for the plan, and asked several questions targeted toward obtaining input and comment from the Shaw Ranch team.

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

- There is a general concern about how the future land use map will be interpreted, and where it will sit on the scale from general to specific in its land use recommendations. If it is too general, it will have no teeth, and if it's too specific, it could be seen as overly rigid and it will become obsolete quickly as conditions change.
- The city's process is to treat every new approved development as an update to the comprehensive plan land use map. All of the changes are bundled together, approved, and added to the map once per year. This kind of approach could guarantee that the future land use map is not overtaken by changes in the land use patterns of individual developments.
- Carl noted that the main difficulty with the approach described above is that the writing and updating of the master plan is part of a larger public process, and adding approved developments directly to the map might short-circuit the public's involvement.
- The timeframe for the Shaw Ranch development is currently unclear, but the team anticipates making a submittal to the El Paso County Planning Department within the next few months, certainly before the Master Plan is completed.

- Carl explained that the future land use map will show existing long term land use patterns, areas that are committed to a land use change (through an EPC approval), and the remaining areas that have the potential for a change. In those areas with potential for land use change, the recommendations of the plan may be more or less specific, depending on the surrounding established development pattern. This is a way of focusing the plan on the areas that are most relevant, and keeping up with new development.
- Part of the plan’s approach will be to define the land uses within the approved (committed) development areas.
- The Shaw Ranch team is anticipating some urban density development with transitional areas bordering surrounding land uses. The Black Squirrel Creek waterway is an huge amenity for the area, and they plan to use it for storm water conveyance, natural open space, and as a recreational corridor. The most dense development is likely to be between the drainages on the property, roughly surrounding the intersection of Spencer and Peyton Hwy. Density along the southern end is likely to be lower due to the surface water and floodplain constraints in the area.
- Their plan will likely count on rural services for the rural density areas, and will create central systems (metro districts) for urban density areas. They could be looking for capacities from surrounding areas, or could plug into other large-scale water and wastewater systems in the basin.
- Tim asked what the master plan’s approach on Economic Development will be, and Aaron answered that the plan will not include any sophisticated market analysis. It will mostly be a reflection of the community vision for the area regarding primary employers, secondary employers, the importance of nearby jobs, and/or the identity of the area as residential development for commuters.
- The early phases of the Shaw Ranch project will likely be rural-residential in character, with the higher densities following afterward once the market has matured in the area. The overall aim is to create communities with a little something different, and to bring new amenities (recreational, educational, residential) into the area. Ultimately, the Shaw Ranch team would like the area to have it’s own “sense of place” and not necessarily be associated with Falcon or Peyton proper.