



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

15 August 2007
5:30-7:30 pm

LOCATION: Falcon High School – Commons Room
9755 Towner Ave.

ATTENDEES: See attached attendees list. Approximately 40 individuals signed in, including staff, consultants and committee members.

Agenda Summary

1) Arrival

Starting before 5:30pm, community members started to arrive. As they arrived, they were encouraged to sign-in to the attendance list, pick up a handout and comment sheet, put on a nametag, and start mingling and inspecting the maps and other visual aids that were hung on the walls.

2) Meeting Startups

- a) *Welcome*
- b) *Team Introductions*
- c) *Agenda Overview*
- d) *Meeting Purpose*

At approximately 5:45pm, Carl Schueler started the meeting by welcoming the attendees and giving a quick introduction of the team and the advisory committee members in attendance.

Tasha Norman introduced the El Paso County and HB&A team in more detail, gave a quick overview of the agenda for the meeting, and emphasized that the purpose of the meeting was to inform the public about the project and to receive feedback and comments on the goal issues drafted by the Citizens Advisory Committee.

3) Project Description

- a) *Background/Relevance*
- b) *Community Profile*
- c) *County Planning Process*
- d) *Project Schedule*
- e) *Vision and Goals*

Tasha continued giving an overview of the project's background and context within the El Paso County planning process, and provided information about the project's schedule, which ultimately aims to provide a finished product by March, 2008.

Aaron Briggs gave a brief summary of existing conditions in the area. He explained the maps and demographic data that was illustrated in wall charts, and emphasized that although a great deal of change has occurred in the area since 1993, with the area population growing from approximately 3,000 to approximately 20,000 in 2007. Although the area has changed, there is still room for the community to protect some of the valuable assets that exist.

4) Clarification Questions

At this point, the floor was opened up to questions from the attending public. There were several general questions about the schedule and process of the plan, and many community members had questions about the interaction of the plan with future transportation planning and improvement. Carl Schueler fielded these questions as much as possible, and generally referred to the Pikes Peak Area Council of Governments, the El Paso County Transportation Department, and the Colorado Department of Transportation for authoritative information about future transportation projects.

5) Self-guided interaction with input stations

After the structured presentation and question/answer part of the meeting, attendees were encouraged to browse the maps, charts, and goal topics that were posted in the room. Several people made comments to the goal topics, which are summarized below. In addition, several comments were recorded on comment sheets, which are summarized below as well.

Comment Sheet Summary

The following topics were addressed by individuals on comment sheets that were returned to the meeting organizers:

Parks, Open Space, and Trails

- Enough space should be reserved for parks and open space.
- Parks should serve all residents.

Water Resources

- Central water should be required for residential areas approaching urban density.
- Commercial development should have restricted water use.
- Development should be limited by actual water available.
- Small communities may form special districts to build expandable, efficient wastewater facilities and take advantage of water reuse.
- Address current drainage issues.

Pedestrian Environment

- Crosswalk over Highway 24 would fix a safety problem for schoolchildren
- Lack of sidewalks on Eastonville is a problem.

Sub-areas

- Falcon and Peyton should be separate in the study.

Community Facilities

- Recreational facilities, libraries, theatres, bowling alleys, skate parks were all mentioned as current needs in the area.

Rural Character

- Desire to retain the “country” character of the area.
- Maintain community identity.

Growth

- How will the increased demand for services be met?

Wall Chart Note Summary

Meeting attendees were encouraged to mark up and make suggestions to the list of goal topics that were posted on the wall. The following list shows what goal topics were included, with written comments noted in italics.

Land Ownership and Use

- Balance
 - *What is Calhan’s participation in this?*
- Urban Cores
 - *More retail, restaurants, gas stations, Target.*
- Character
 - *Maintain rural characteristics – Open space, equine access.*
 - *Maintain identity of Falcon and Peyton – maintain community.*
- Density
 - *Must be balanced with available resources.*

Transportation

- Efficiency
 - *Woodmen 4 lanes to town*
- Congestion
- Pedestrian Hazard
 - *More sidewalks need on high traffic roads – ex. Eastonville Road*
 - *Traffic calming (or dirt roads?)*
 - *Need equestrian access.*
- Alternative Modes
 - *Park & Ride*
- Consistency/Adequacy
- Airport’s Future Role
- Long Term/Current Needs
 - *4-lanes on some roadways?*
 - *Improvements should keep pace with development.*

Community Facilities and Services

- Safety
 - *This must rise to the top of the priority list along with H20. I would like to see a preliminary ranking of priorities before moving forward.*
 - *Water resources for fire both structural and rural*
 - *Additional resources for fire and medical with appropriate response time based on density!*

AUGUST 15 PUBLIC MEETING SUMMARY

- *Increased police protection (Sheriff) Show me the \$\$!*
- Basic Needs
 - *Post Office*
- Recreational Amenities
 - *Bowling*
 - *Arcade*
 - *Hiking Trails*
 - *Equine Access*
- Town Centers
 - *Movie Theaters*

Economic Development

- Primary Employers
 - *Suggest EDC for area, progress is needed.*
- Interdependence with other factors

Housing

- Diversity/Variety
- Predictable Growth
- Compact/Market-Based
- Meet All Needs

Resource Management

- Visual Resources
 - *Yes!*
- Rural Character
 - *Flowerbeds or hanging baskets in town – eye pleasing – needs a little charm.*
 - *Absolutely maintain this.*
- Preserve Important Natural Features
 - *Maintain natural features – Paint Mines, open prairie, tall grass, Jimmy Camp Creek area, natural vegetation.*
- Enhance Historical Features
- Thoughtful Water Resources Planning
 - *Water must be its own priority. Lumping H2O in with resources such as these listed above is unacceptable. Please establish water resource concerns as a #1 priority to all other decisions.*
 - *#1 issue!*
 - *Must look at availability beyond next 20-40 years. Cannot sustain without it.*
 - *Please contact the EPC water authority for input and future planning. Keep in mind that the Authority didn't have great representation from key players in this area when their water report was done a few years ago.*
- Alternative Energy
 - *Promote solar/wind etc. through local power sources, education.*