



April 11, 2017

El Paso County Development Services Department
Attn: Nina Ruiz, Project Manager / Planner II
2880 International Circle
Colorado Springs, CO 80910

SUBJECT: Falcon School District 49 - Londonderry Elementary School
Site Development Plan Submittal – Letter of Intent

Dear Nina:

In accordance with the El Paso County Land Development Code, please accept this "Letter of Intent" for the attached Site Development Plan and Subdivision Exemption submittal. Falcon School District 49 is proposing to construct a new Elementary School campus on a 12.5-acre parcel (EPC Parcel No. 52253-01-022) located southeast of Londonderry Drive and Towner Avenue. The site is currently platted as Tract B, Paint Brush Hills Filing No. 13A.

In addition to the Site Development Plan, the School District desires to combine the new Elementary School property with the existing 39.1-acre Falcon Middle School property (EPC Parcel No. 52253-00-002) adjacent to the south boundary of the site. The proposed land use application also includes a Subdivision Exemption to combine the two parcels.

Contact information for the Owner is as follows:

Falcon School District 49
10850 E. Woodmen Road
Peyton, CO 80831
Attn: Melissa Andrews, Planning Manager
(719-494-8997; mandrews@d49.org)

The Site Development Plan requests approval for a pre K-8th grade school totaling 117,370 which will be constructed in two separate phases. Phase 1 consists of a proposed 65,570 square-foot, two-story elementary school building with associated parking and site improvements. The Phase 2 expansion will include an additional 54,800 square-foot, two-story building addition for future middle school use. Access to the site will be provided by two new access points. A new private access drive connection to Londonderry Drive at the north boundary of the site is proposed to be used for parent drop-off and visitor parking. A new private access drive connection to Towner Drive at the west property boundary is proposed for staff parking, bus drop-off and service deliveries.

Although not a mandatory requirement, the school district chose to host an informational meeting for the surrounding community to come learn about the proposed project. The meeting was held at Falcon Middle School on February 1, 2017. A number of interested citizens, many of whom live in the surrounding neighborhoods, came to ask questions and learn more about the project. Several other community outreach meetings were also scheduled in March, April and May and are providing an

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additional forum for community outreach and citizen input. Although these other meetings are intended to focus more on the educational aspects of the new school rather than on the facility specifically, the district expressed at the February 1 meeting that anyone seeking more information on the proposed building was welcome to attend future meetings. The district has also been actively disseminating information about the project through their website, email, and other social media.

This Site Development Plan and Subdivision Exemption request is justified based on the fact that the proposed school campus is a logical land use for this property in close proximity to existing and proposed residential areas, and the site has adequate access and utilities available in Londonderry Drive and Towner Avenue.

The subject tract has been identified as a school site in previously approved County Planning documents for the Paint Brush Hills Subdivision, including the subdivision drainage report and previous subdivision plat documents. No waivers are being requested as part of this application.

School District 49 is requesting administrative relief from some aspects of the County landscape design criteria, which are further described as follows:


1. Landscape interior Tree Count Relief: Due to the nature of the site, site program and planned phasing, administrative relief is requested to reduce the number of planned interior trees. The request is to provide 28 of the required 58 trees per County standards.
2. Landscape Shrubbery Screen Relief: The School District seeks to provide the required boundary tree screens, but requests relief for the noted 36" shrubbery screening. Due to the nature of the use of the site and limited maintenance resources available, the School District requests administrative relief for providing the 36" screen.

Lastly, we respectfully remind the County that the Site Development Plan process is considered advisory as provided by State law under C.R.S. 22-32-124

Please call if you have any questions or need any additional information.

Sincerely,

CRP Architects, P.C.



Brian Risley
Principal Architect

cc: Melissa Andrews, School District 49 Planning Manager
John P. Schwab, P.E., JPS Engineering, Inc.
Jim Houk, Thomas & Thomas