



*Support Services*  
645 Widefield Drive  
Colorado Springs, CO 80911  
PH: 719-391-3530 FAX: 719-391-3534

Mr. Len Kendall  
Project Manager  
El Paso County / Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, Colorado 80910

**WIDEFIELD SCHOOL DISTRICT / NEW PK-8  
SITE DEVELOPMENT PLAN – LETTER OF INTENT**

Dear Mr. Kendall:

In November of 2017, the constituents of the Widefield School District approved a bond election for the construction of a new PK-8 school and the renovation of existing schools. In part, the bond election was intended to reduce current overcrowding at several of the existing schools within the District. A new PK-8 School will be constructed on the PUD – School Site previously approved by County Planning in the Lorson Ranch East Subdivision using funds from this bond program.

Widefield School District intends for this new elementary school to be constructed in a single phase and ready for student occupancy by August of 2019. In order to meet this completion date, the School District has established a schedule which calls for site grading to begin by June 2018 and be immediately followed by building construction with completion by July 2019. This is the time required for construction of this nature.

The ± 25.1-acre school site is located on the northwest corner of the intersection of Fontaine Boulevard and Lamprey Drive.

Automobile access to the south side of the site will be via curb cuts from Fontaine Boulevard. A 212-car parking lot and an on-site student drop-off / pick-up lane will be provided fronting the south side of the school. The on-site bus drop-off loop on the north side of the site will be accessed via a curb cut from Lamprey Drive.

The partial two-story school building (± 112,000 gross square feet) design capacity is approximately 900 students in grades kindergarten through eighth and about 90 preschool children, 45 in a morning session and 45 in an afternoon session. Directly off of the west end of the building is a Preschool/Kindergarten play area enclosed with an ornamental fence. Located adjacent the north side of the building will be two asphalt and engineered wood fiber play areas. Multi-purpose playfields will be located north and southeast of the building. A natural turf soccer field with surrounding track will be located west of the school. Space will be provided for four (4) future portable classroom buildings off of the east end of the school.

Sustainable design principles have been integrated into the school building and site design. Many of the systems and materials have been selected based on resource conservation. Examples include extensive use of interior daylighting, light fixture controls which automatically dim artificial light sources based on available daylight, high efficiency boilers, low emitting materials, recycle content finish materials and low water xeric grasses and shrubs.

School site landscape design for the Fontaine Blvd. frontage along the south border is informed by the approved Lorson Ranch East PUD Landscape Streetscape guidelines. Where the PUD landscaping guidelines are silent, General Development Standards in the El Paso County Land Development Code advise the remaining landscaping layout.

Compliance with the PUD guidelines along Fontaine Blvd. is as follows:

1. **Landscape Streetscape Required for Fontaine Blvd. (principal arterial):**  
The minimum depth of roadway landscaping area required is 20 feet. 50 feet is provided. Total quantity of street trees required at 1:20 ft frontage is 69. The Plan proposes 69 trees within 50' of the boundary line.

The following items are an illustration of General Development Standards compliance:

1. **Section 6.2.2 (B) (1) Table 6-1 Roadway Landscaping Required by Roadway Classification:** Lamprey Drive (non-arterial) minimum depth of roadway landscaping is 10 feet. 50 feet (maximum allowed) is provided. Total quantity of street trees required at 1:30 ft frontage is 58. The Plan proposes 58 trees within 50' of the boundary line.
2. **Section 6.2.2 (E) (2) Internal Landscaping Requirements for Non-Residential Uses:** The internal landscaping requirement is 1 tree per 500 SF of required internal area (minimum required internal landscaped area is 5% of the total site). The lot size is 25.1 acres. 5% of 25.1 acres = 54,668 SF. 54,668 SF divided by 500 is 109 trees required. We have 309 total trees proposed, less 127 in R.O.W. [Note: trees that are in street R.O.W. are not allowed to be counted toward the internal tree requirement], leaves 182 trees within internal landscaping area.  $182 > 109$ , therefore meets standard.

This should be worded as "requesting an alternative landscape plan request", rather than a waiver.

Widefield School District is requesting waivers for the following General Development Standards in the El Paso County Land Development Code:

1. **Section 6.2.2 (C) (2) Parking Lot Islands:** The parking lot requirement is to have 1 tree per 15 spaces. These trees are to be placed in islands located every 15 spaces. Due to School District O/M procedures, islands are not provided as required by design standard so minimum tree requirements for islands are not satisfied. [For 212 spaces provided the requirement is 15 trees]. However, we are providing 17ea. trees total at the parking lot end islands separating the parking lot from the driveway. We request this as an acceptable alternative, counting these as a parking lot islands and not internal landscape space.
2. **Section 6.2.2 (C) (5) Required Parking Lot Screening:** We do not satisfy the screen requirement along the parking lot frontage on Fontaine Blvd., however, we do provide 2/3 evergreen trees along the Fontaine frontage. Given that parking lot is located back from Fontaine about 100' we request this as an acceptable alternative.

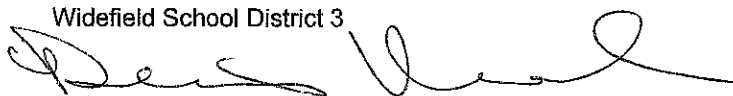
The School District has paid the first installment of the County Road Impact Fee per the obligation approved by the County Attorney.

Attached (uploaded) please find the Submittal Documents scheduled on the Development Application Review page for this project.

Should you have any questions concerning the information contained in our application or require additional information, please feel free to contact me at our office. My telephone number is 719-391-3530.

Sincerely,

Widefield School District 3

A handwritten signature in black ink, appearing to read "Dennis Neal", written in a cursive style.

Dennis Neal  
Chief Operations Officer

Attachments

# Markup Summary

dskendall (1)

This should be worded as "requesting an alternative landscape plan request" rather than a waiver.

1. **Residential Classification:** Lamont Drive (the roadway landscaping is 10 feet, 50 foot (minimum quantity of street trees required at 120' x front SE trees within 50' of the boundary line).

2. **Section 8.2.2 (E) (2) - Natural Landscaping Residential Use:** The intent to occupy no of required natural area (including required tree) shall be: The lot area is 20,980 sq. ft. 54,668 SF divided by 500 is 109 trees, plus a proposed tree 127 to 1000 sq. ft. shall be allowed to be counted toward the total tree within required landscaping area. 102 + 100, the

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