

10 June 2022

# James Irwin Charter Schools PTEC Interior Remodel/Change of Use Letter of Intent

## PROPERTY DATA

Schedule number: 5331301024

Legal Description: LOT 4 CIMARRON-NORTHWEST INDUSTRIAL FIL NO 3A,  
TOG W/ VAC POWERS BLVD ADJ BY REC #206028177

Parcel size: 348,915 S.F. (8.01 AC)

Zoning: I-2 CAD

Land Use: Industrial Fabrication Facility (existing)  
Public Charter School (proposed)

Address: 2460 Waynoka Blvd, Colorado Springs, CO 80915

Building area: 82,325 sf (1<sup>st</sup> floor existing – no change)  
5,282 sf (2<sup>nd</sup> floor existing – no change)

Lot Coverage: 86,201sf / 24.7% (with existing roof overhangs – no change)

## 1. DESCRIPTION OF REQUEST

This is a request to physically relocate an existing James Irwin Charter School Power Technical (PTEC) facility within the El Paso County School District 49. This relocation is supported by the school district superintendent, as demonstrated by the accompanying letter. The scope of the relocation proposes to convert an existing Lockheed Martin fabrication and office facility into a public charter school, including several classrooms, offices, and technical training areas.

## 2. SITE LOCATION

The proposed site for the PTEC relocation is within a previously developed 8.01-acre site. This property is located in a commercial and industrial area, currently zoned I-2, and is located immediately east of Powers Road (no direct access from Powers) and south of Constitution Ave. and is within the Cimmaron Hills enclave. The site is bordered on the north and west by the Colorado Springs city boundary.

### **3. EXISTING AND PROPOSED FACILITIES**

#### Existing Construction/Site

The building is a single-story building with a partial 2<sup>nd</sup> floor construction with a steel framed structure with CMU and steel siding at the exterior walls. The existing building infrastructure is intended to remain and will be reused for the new school use. Site modifications are intended to be limited to accessibility and safety upgrades and as required to meet current County landscape requirements. The existing asphalt paved facility parking is intended to remain. Alterations are limited to providing for handicap accessibility pathway to the main entrance. Substantial parking exists on site, exceed the current County minimum standards. Generous landscape areas are provided around the school grounds.

#### Master Plan Considerations

This site sits in the Urban Enclave classification of the El Paso County Master Plan existing land use map. This particular location is further classified as an Employment Center placetype and is near the urban residential area of Cimmaron Hills. We believe this particular site is a good fit into the master plan as its proximity to residential and commercial areas allows easy access to the school and the professional focus of program directly contributes to the vision of workforce development, training a younger generation for competent entry into the workforce. The Master Plan identifies that “some school districts are currently at or near capacity for both staff and facilities”. The expansion of the PTEC program at this location directly addresses this need and will provide much needed opportunities for students within the near-capacity County-wide school districts.

#### Traffic Considerations

It is anticipated that there will be some impact to the traffic in the immediate area as part of the school drop-off and pick-up. Approaches to mitigate this impact include an exceptionally long 1,430 linear foot queue linear the north lot and busses will transport approximately 100 children between the James Irwin campuses. In a comparison to the previous use of the facility, three parking lots were in use and a comparable occupancy is estimated to have existed. This new use is expected to require substantially fewer parking spaces, meeting requirements in a single lot and projected enrollment levels over the next six years are expected to remain below prior occupancy levels. A traffic study is provided by LSC Transportation Consultants to evaluate the full impact.

#### **Contacts:**

James Irwin Charter Schools  
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Colorado Springs, CO  
Rob Daugherty  
(719) 302-9003

Bucher Design Studio (Architect)  
12325 Oracle Blvd, Ste 101  
Colorado Springs, CO 80921  
Jason Shoudis  
(719) 484-0480

June 7, 2022



To Whom It May Concern,

This letter serves to inform El Paso County that Power Technical Early College (“PTEC”), a James Irwin Charter School (“JICS”) authorized by El Paso County School District 49 (“D49”) intends to move the school’s physical location from 2525 Canada Drive, Colorado Springs, CO 80922 to 2460 Waynoka Place, Colorado Springs, CO 80922. D49 acknowledges JICS’s decision to move the school location and supports the changes made by the charter board to accommodate the school operations at the new address. D49 is committed to working with JICS and PTEC through the transition as well as the duration of the charter school’s operations.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Franko".

Andy Franko  
iConnect Zone Leader/Superintendent  
afranko@d49.org | 719-494-8910