



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

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

**WIDEFIELD SCHOOL DISTRICT / WEBSTER ELEMENTARY SCHOOL ADDITION and ALTERATIONS SITE DEVELOPMENT PLAN – LETTER OF INTENT**

April 12, 2022

Dear Mr. Howser:

In December of 2020, the Widefield School District proceeded with the design of an expansion and remodeling of Webster Elementary School located at 445 Jersey Lane, Colorado Springs 80911. The project is due to the movement of school boundaries to increase the student population of the school. A 10 classroom, elementary size gym, with support space addition shall increase the size of the facility from 34,668 sf to 53,039 sf. The remodel shall revise mechanical systems, replace lighting, add fire protection and other cosmetic improvements to the interior. The exterior envelope will be insulated and updated.

Widefield School District intends for this project to be constructed in a single phase with incremental student occupancy and substantial completion on December 1, 2022. In order to meet this completion date, the School District has established a schedule which calls for site grading to begin April 2022. The construction of the building addition shall commence immediately. The interior renovation shall course throughout the school at the same time with displaced students occupying temporarily placed Modular Classrooms at the Northwest corner of the site.

The ± 7.93-acre school site is located on the southeast corner of the intersection of Syracuse Street and Jersey Lane. The Bus loop is located at the northeast corner of the property. Entry/exit points are on Jersey Lane and Quebec Streets. The primary school parking lot is located on the west side of the school. The west parking lot can currently accommodate 12 vehicles for student drop off/pick up while the expanded parking lot will be able to accommodate 20 vehicles for student drop off pick up and park 71 vehicles. Both in and out automobile access points are off of Syracuse Street. Another (smaller) unpaved parking area is located at the southeast corner of the site off of Quebec Street. The gravel parking lot is planned for future student drop off/pick up and will be able to accommodate approximately 10 vehicles to stack on site. The expanded west parking lot and the use of the southeast gravel parking lot accounts for an increase in student drop off/pick up from 12 vehicles of stacking to approximately 30 vehicles. This is an increase of 150 percent compared to existing conditions. The balance of drop off/pick up is performed ON the streets around the school.

The design capacity of the completed facility will be approximately 850 students in grades kindergarten through fifth. An existing modular building with a capacity for 32 preschool children and 100 elementary students is located in the southeast part of the property with an adjacent fenced playground.

Small hard surface play areas will be located in shielded areas between the present building and addition. A larger hard surface play area will be placed south of the new classroom wing. Engineered wood fiber play areas will be constructed south of the gym addition and south of the large hard surface play area. The remaining area south of the completed school is a grass play area.



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Sustainable design principles have been integrated into the school building and site design. Windows shall be added to exterior classrooms. Tubular daylighting devices will be installed over interior classrooms. Many of the systems and materials have been selected based on resource conservation. Examples include light fixture controls which automatically dim artificial light sources based on available daylight, high efficiency boilers, low emitting materials, recycled content finish materials and low water xeric grasses and shrubs.

The following is our alternative lighting request.

1. Sheet E1.0S:
  - a. The Pole Fixture Mounting Detail will be removed from this sheet. This detail defines concrete, conduit and grounding requirements not necessary for this submittal package.
2. Sheet E1.1S:
  - a. Syracuse Street Right of Way:
    - i. 6.2.3(B)(1)(b)-The design of the parking lot pole lights include information stating that they are to turn off at a time coordinated with the owner. The light fixtures also include integral occupancy sensor which are noted to automatically reduced output to 50% no more than 10 minutes after any detection of movement within perimeter of sensor coverage.
    - ii. 6.2.3(B)(1)(e) and (B)(2) – The parking lot light fixture pole heights previously indicated to be 25'-0" high will be reduced to no higher than 20'-0" to meet this requirement. Reduction of the height of these poles has eliminated the calculated light trespass to below 0.1fc on the Syracuse St right of way.
  - b. Maximum Levels:
    - i. 6.2.3(B)(1)(a) – As required by this section of the El Paso County Land Development Code, all new light fixtures are specified with full cut off type distribution.
    - ii. 6.2.3(B)(1)(b):
      1. The majority of the new light fixtures shown on the building exterior acts as Code required emergency egress lighting (see type NE and S1 luminaires on plans). During times where the school is occupied after sunset, these light fixtures are required to operate to provide illumination of the egress path outside of all building exits.
      2. At the main entries to the school, there is a soffit/canopy that extends around the administration wing and entry ways to the building. This soffit includes non-emergency downlight type light fixtures which provide illumination of this area for students, families and staff entering/exiting the building from the north, west and east. This lighting, along with the emergency lighting in this same area, is intended to offer a well illuminated path for the safety and security of all visitors and staff during activities in the building after sunset.
      3. The lighting design also includes consideration of overall building security. Surveillance cameras are placed around the perimeter of the building for staff/student safety as well as building security during non-occupied times. Providing adequate illumination of the area immediately





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- surrounding the structure to allow for good image capture by the cameras is an important part of the owner's security priorities.
4. All building mounted lighting, both normal and emergency, is noted on the drawings to be controlled by a time based schedule, and is to be programmed as directed by the owner according to their schedule. Output levels of all light fixture can be reduced via this schedule, and all lighting is capable of being turned off if required after hours.
  - iii. 6.2.3(B)(1)(d):
  - iv. At the main entry soffit/canopy that extends around the administration wing and entry ways to the building downlight type light fixtures provide illumination which exceeds 10 foot candles. The design lighting of 20 foot candle maximum average is intended to offer a well illuminated path for the safety and security of all visitors and staff during activities in the building after sunset.
  - v. At the school bus loading and unloading bus loop on the east end of the school, two (2) type S3 building mounted light fixtures will be provided. Light levels in this area will not exceed 20fc.

School site landscape design for the street frontage along the east, north and west border is informed by the approved General Development Standards in the El Paso County Land Development Code. The present tree count on site is as follows:

- 10 mature Evergreen trees, ranging from 14" to 24" in diameter. 9 are within 50' of the roadway.
- 10 mature Deciduous trees, ranging from 9" to 22" in diameter. 5 are within 50' of the roadway.

The quantity of new trees indicated on the landscape plan (L1.1) is as follows:

- 3 Evergreen trees, 3 are within 50' of the roadway.
- 19 Deciduous trees, 11 are within 50' of the roadway.

Non-Compliance with the Land Development Code guidelines along Quebec Street, Jersey Lane and Syracuse Street is as follows:

1. **Section 6.2.2 (B)(1) Roadway Landscape Requirements (Non-Arterial):** The minimum depth of roadway landscaping area required is 10' Total quantity of street trees required at 1:30 ft frontage is 60. The Plan proposes 32 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 7.93 acres. 5% of 7.93 acres = 17,272 SF. 17,272 SF divided by 500 is 36 trees required. We have 42 total trees proposed, less 32 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 10 trees within the internal landscaping area.

Widefield School District is requesting an alternative landscape plan request 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 71 spaces provided the requirement is 5 trees]. However, we are providing 5 trees total inside planter benches between the parking lot and west side of school. We request this as an acceptable alternative, counting these as a parking lot islands and not internal landscape space.



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2. **Section 6.2.2 (C) (5) Required Parking Lot Screening:** We do not satisfy the screen requirement along the parking lot frontage on Syracuse Street; however, we do provide 11 new trees along the Syracuse Street frontage to screen the parking lot. We request this as an acceptable alternative.

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 purple ink, appearing to read "Dave Gish", is written over the printed name.

Dave Gish  
Chief Operations Officer

Attachments