

**LETTER OF INTENT
FILE NO. U-19-002**

April 25, 2019

RE: MONUMENT ACADEMY – APPROVAL OF LOCATION APPLICATION

PARCEL NUMBERS: 6100000245

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DEVELOPMENT REQUEST

The applicant is requesting an APPROVAL OF LOCATION allowing the applicant to construct and operate a middle school and high school on the site as defined and described below.

SITE INFORMATION

The 64.10 acre Monument Academy site is currently zoned RR-5 and is located within a portion of the NW1/4 of Section 15, T11S, R66W of the 6th PM. More specifically, the property is located at the southeast corner of the intersection of Highway 83 and Walker Road. Vehicular access to the site will be via two interior roadways accessing Walker Road on the north and Highway 83 on the west. See Traffic Circulation below of a detailed description of vehicular access.

PROPOSED SCHOOL CAMPUS

Monument Academy, a Colorado Charter School authorized by the Lewis-Palmer School District No. 38, desires to construct a new middle/high school serving grades 6-12. The school intends to open in the fall of 2020 with approximately 600 students and anticipates growing its enrollment to 1,000 students at full build out. The school as proposed, would consist of approximately 55,000 SF built in phase one, and an additional 30,000 SF to be constructed in a future phase. The school will contain all customary program spaces such as academic spaces, athletic and gymnasium spaces, band, vocal music, art, drama and typical support spaces such as administrative and counseling spaces. While most of these functions will be constructed in the first phase, the second phase would likely expand the athletic and performance arts spaces including a multi-purpose performance venue.

TRAFFIC CIRCULATION

To support these proposed uses on the site, robust on-site traffic circulation and parking facilities are proposed. Primary access to the site will be provided by a new roadway extending south from Walker Road into the site. Based on the Traffic Study, a Tee Intersection is proposed at the intersection of Walker Road and the new north-south roadway entering the site. The proposed intersection is located at the high point of Walker Road. Depending on future development plans and traffic requirements, the access point on Walker Road could potentially be converted to a roundabout at a future time. An additional right-in; right-out access is planned to extend from State Highway easterly into the site. This access will extend east-west across the property, connecting with the future extension of Pinehurst Circle planned through the adjoining Walden Preserve 2 PUD southeast of the school site. Both the north-south and east-west access roads will be constructed with the ultimate intention of dedication as public collector roadways in conjunction with a future subdivision application.

The applicant intends to submit a subdivision plat application for the entire 65 acre parcel within sixty days of completion of the Location Approval process. All required road right-of-way

dedication and public roadway/intersection improvement construction, including CDOT permitting of the Hwy 83 right-in / right-out intersection, will be facilitated through the upcoming subdivision process.

Two separate parking lots will be constructed within the school site, providing dedicated access and parking for students and faculty in one lot on the north side of the school building, while the second lot will provide drop off and loading spaces for students brought to school by parents. The second lot on the south side of the building will provide additional staff parking and visitor parking. Entrances to these parking lots will be separated by the maximum distance afforded by the site to prevent congestion during peak times. The site improvements will also ultimately include regional athletic fields and connection to a regional pedestrian and equestrian trail system.

UTILITIES

The proposed school site is located within close proximity to the central water and wastewater systems owned and operated by the Walden Corporation, which currently serves Kilmer Elementary School. The easterly boundary of the school site is adjacent to the existing Walden Wastewater Treatment Facility. The Walden Corporation will work collaboratively with the Monument Academy to provide the required central water and wastewater system connections and ensure that sufficient capacity is provided.

FUTURE DEVELOPMENT AND APPLICATIONS

In addition to the school functions, Monument Academy is currently negotiating with the YMCA of the Pikes Peak Region, the largest non-profit community support organization serving El Paso County, to occupy approximately 12,000 SF of phase one space that would be co-located with the school. The YMCA program would consist of athletic spaces such as a healthy living center, group exercise class space, personal training, and other similar functions. As with the school, the YMCA envisions constructing their program space in phases. Phase two could include an expanded healthy living center, additional group exercise spaces and potentially a competition aquatic venue. While negotiations with the YMCA have yet to be finalized, if all of these envisioned uses are eventually constructed, future phases would total approximately 40,000 SF of additional space. Inclusion of the YMCA land uses will require a future special use zoning application.

Ultimately, the 64.10 acre parcel is planned to be subdivided into three parcels, one of which will contain the 19.84 acre school parcel. In order to subdivide the 64.10 acre parcel, the applicant will be required to submit a minor land subdivision application. This application will immediately follow the Approval of Location process.

Long term development of the remaining two parcels, currently zoned RR-5, include the potential development of a mixed use community containing neighborhood commercial, office, multi-family residential and/or single family residential. Future development of these two parcels will require zone change and site development plan applications.

JUSTIFICATION FOR REQUEST

The El Paso County Land Development Code's Section 5.3.3(G)(1) Approval of Location requires that the applicant "...ensure that the proposed site conforms to the adopted Master

Plan as far as is feasible”. The Monument Academy site is located within the Black Forest Preservation Plan (adopted Master Plan). Section 9 of the Black Forest Preservation Plan addresses Community Services and Public Facilities including schools.

9. Community Services and Public Facilities – 9.A goal: Provide adequate, efficient and economically feasible community services and public facilities to the planning area.

The Monument Academy’s proposal to provide much needed middle school and high school facilities along with access to community recreational facilities is consistent with goal 9.A.

Policies – Schools – 9.4 Encourage cooperation between County, other governmental entities, the development community and area school districts to reserve adequate and appropriate school sites in a timely manner.

This site was originally owned by District 38. District 38 held the property for a number of years with the intent of developing a public high school on the site. Over the years, the District’s infrastructure expansion plans changed and the District sold the site to the developers of the adjoining Walden community. In turn, the developers of the Walden community agreed to donate 20.75 acres to the Monument Academy for the construction of a middle and high school facility serving all of the north El Paso area community. This public / private partnership exemplifies the cooperation encouraged by Policy 9.4.

Policies – Schools – 9.5 Promote multiple utilization of school facilities for such uses as recreation, adult education, vocational training, senior citizens programs and community events.

As discussed in the previous PROJECT DESCRIPTION, the Monument Academy is negotiating with the YMCA, as a tenant within the Monument Academy facilities, to provide significant community recreational and educational programs. If successful in their joint negotiations, additional governmental entitlements will be required in order to implement the proposed land uses. In addition to the community facilities and programs offered by the YMCA, the Monument Academy site will be integrated into an existing County Parks regional trail system. This existing trail system provides non-motorized trail access to the adjoining Walden community as well as the entire northern El Paso County community (see El Paso County Parks Regional Trail Master Plan).

Proposed Actions – Schools 9.c Analyze proposed school sites to ensure that they are not located in flood plains or immediately adjacent to proposed major transportation corridors.

The Monument Academy site is not located within an established flood plain (see Plot Plan). While the actual school site is located nearby Highway 83, a major transportation corridor, it is buffered from the Highway by the 16.6 acre Tract B. Additionally and importantly, vehicular access to the school site is provided via an internal public collector status roadway rather than directly onto the Highway or from within the adjoining residential community.

Proposed Actions – Schools 9.d The interconnection of school sites with recreational areas and trail corridors should be encouraged.

The Monument Academy site is interconnected with an existing El Paso County Parks Regional Trail connecting adjoining communities and recreational facilities including the Black Forest Regional Park and the Fox Run Regional Park.

EXISTING AND PROPOSED IMPROVEMENTS

Existing improvements within this parcel are related to past ranching activities including fences and erosion control facilities. Future improvements include middle and high school facilities (see previous PROJECT DESCRIPTION), collector status public roadways and dry underground utilities including telephone/communication, electric and natural gas.

Water service, including fire protection, will be provided by the Walden Corporation's central water system. Waste water collection and treatment will be provided by the Walden Corporation's central waste water collection and treatment system. Storm water runoff will be detained and managed within two proposed detention pond facilities (see Plot Plan).

The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Qwest Telephone and the Tri-lakes Monument Fire Protection District.

SUPPLEMENTAL INFORMATION

The applicant will be responsible for constructing all required public improvements at its sole expense. Installation of the required improvements will be guaranteed by a completion bond, letter of credit or joint certificate of deposit acceptable to the El Paso County Board of County Commissioners.

There are no slopes exceeding 30% within the proposed development areas or road ROW.

No waivers to the El Paso County Land Development Code or deviations to the El Paso County Engineering Criteria Manual are proposed within this Approval of Location application. Waivers to the LDC and deviations to the ECM requirements will be included within future Monument Academy applications including Site Development Plan applications and subdivision applications.

The applicant has waived the statutory 30 day requirement for EPC to schedule the Planning Commission's approval.