

## LETTER OF INTENT - REVISED

To: El Paso County Planning and Community Development  
Attn: Gabe Sevigny, Planner II  
RE: Colorado Springs Police Department Training Facility – Minor Site Development Plan application – Letter of Intent  
Date: February 25, 2020

Background

The City of Colorado Springs Police Department (CSPD) has identified a need for a training facility to be used for firearms training and certification for its police officers. Range facilities currently being used in other locations (such as near Pikes Peak Community College) will soon no longer be available. Constructing a replacement training facility is a top CSPD priority.


The owners of Pikes Peak International Raceway (PPIR) carved out a 17.2-acre parcel for the CSPD training facility from a larger land area they own located north of the existing motor sports complex. This parcel has been deeded to the City of Colorado Springs and is part of a separate subdivision exemption application.

Details

Because of budgetary limitations, CSPD intends to construct the training facility in phases. The full buildout of the training complex is illustrated on the separate site development plan drawings.

## Phase One:

- Two 50-yard ranges and one 100-yard range with berms ranging from 15'-20' high, without canopies for shelter at the 50-yard ranges; canopy included at the 100-yard range.
- At the 100-yard range, steel and wood ballistic baffles will be installed to contain errant rounds from leaving the range.
- Classroom building capable of accommodating 50 people, with associated office, armory, weapons cleaning, restroom, mechanical, and garage spaces, totaling approximately 5,600 square feet in size.
- Fencing around the range and any structures.
- Parking in front of the ranges for 125 vehicles.
- Site lighting as depicted on the photometric plan.
- Sound amplification system that allows the range instructors to communicate with shooters.
- Flagpole that will display a red flag when the range is in use.
- Access to the range facility will be via PPIR's entry gate on the north-east corner of the PPIR property off of I-25 Exit 123 and will connect with Bravo Road for firing range access. The access will be gated, with entry control to be determined. PPIR will provide weed clearance



and roadway mile markers with reflectors to identify the roadway route. CSPD and PPIR will draft a usage agreement allowing CSPD to utilize the gate and roadway to the site.

- Sanitary sewer/waste collection will use a vault system that will be periodically pumped out as needed.
- The water supply will be via a pressurized domestic line at the pump house; the domestic line location and pipe size will be identified by the PPIR Facilities Manager.

#### Phase Two:

- Adding shelter canopies with concrete base to the two 50-yard ranges.
- Modifying access to the training facility by using Colorado Springs Utilities' existing road (that connects to Midway Ranch Road) up to the point where it is even with the City's 50' access easement, then installing a gate from the CSU road to the City's easement. Coordination and agreement between CSPD and CSU will be needed for this change of access to occur.

Previously a third phase was proposed that would have provided for a third 50-yard range, but in the revised plans this area is now devoted to detention as part of the overall drainage system.

#### Landscaping

An alternative landscape plan is proposed, in response to initial review comments. Landscaping is provided at the main entry to the training facility and at the classroom building, using a combination of hardscape materials and drought-tolerant plantings (see Sheet AS120 in the revised plan set).

Prepared by HB&A using information provided by CSPD

