

January 17, 2020

## **Letter of Intent**

The overall intention regarding the proposed charter school is outlined in the attached letter to Craig Dossey, dated December 12, 2019. As outlined in earlier correspondence with the County, the applicant proposes to break the project into two separate and distinct phases, each mutually exclusive of the other.

The first phase, and the subject of this application, is for the applicant and their contractor to start rough grading activity in an effort to get the site prepped and the building pad ready for vertical construction while all building permits are in for review and approval with the various appropriate agencies.

The applicant's hope is that since the grading will be at-risk and private while involving no other improvements, the County review will be clean and efficient.

The second phase will be subject of an additional application and will involve all civil improvements including, but not limited to, detailed grading, parking lot construction, utility installation, and certain permanent drainage related improvements including a water quality pond.

December 12, 2019

El Paso County Planning Commission  
Attn: El Paso County Planning and Community Development Department,  
Mr. Craig Dossey, Executive Director  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

Re: Site Development Plan for Mountain View Academy (Project #EA19170)

Dear Mr. Dossey,

National Heritage Academies ("NHA"), in Partnership with the Mountain View Academy School Board, is pleased to submit this Site Development Plan for Tract H, Claremont Ranch Filing No. 4, parcel number 54041-21-002 (the "Property"), to the El Paso County Planning Department Commission for comment.

The property is located on the southeast side of the Claremont Ranch community, with access to Highway 24 between Marksheffel Rd. and Constitution Ave. The Property is bordered by Meadowbrook Parkway on the north, Pinyon Jay Drive on the east, and Hames drive on the south. The west side of the property shares a border with a Cherokee Metropolitan District (Utility) open space parcel with an underground natural gas transmission line running through it. The property is surrounded by residential homes built in the last 15 years, and a community school is completely compatible with this existing use. All utilities necessary for the operation of a school are at the site.

The 7.88-acre Property was deeded to El Paso County in 2004 as a school site dedication property by the developer of the Claremont Ranch community. It was cleared and graded with the surrounding development and has remained undeveloped since 2004. On December 5, 2019 at the request of El Paso County School District 49 ("D49"), the El Paso County Board of Commissioners voted to transfer the Property to D49. Upon completion of this transfer, D49 and NHA, through its real estate subsidiary Charter Development Company ("CDC"), will enter into an agreement that will permit the construction and operation of the Mountain View Academy school.

Mountain View Academy, as authorized by D49, is a tuition free charter school serving Kindergarten through 8<sup>th</sup> grade students. It is planned to open in August of 2020 with grades K-5 (approximately 520 students) and grow by one grade per year until full in the fall of 2023 (772 students).

The proposed Mountain View Academy school is an “H” shaped single story 42,374 square foot building that features 30 teaching classrooms (including separate Art and Music rooms), a separate media room, gymnasium, parent room, individualized learning spaces, a conference room, and office spaces.

The building exterior will consist of a stone base (below the window) with vinyl lap siding above the window base. The gabled roof system will use asphalt shingles, except at the main entrance which will be constructed with heavy timber trusses and be covered with a metal roof. The maximum building height is 32 feet, and that is only at the central gymnasium. The classroom wings are under 25 feet in height, which will all fit well with the one- and two-story (mostly 2 story) homes that surround the site.

In addition to the building, the school campus will also include an artificial turf playfield, a hard-court play area, and a woodchip surfaced playground. Landscaping on the property will be minimal, as no irrigation is planned for the site. Native grasses on undeveloped surfaces, and xeriscape plantings at the entrance and exit drives are all that is planned.

The remaining site elements are devoted to managing vehicular and pedestrian traffic. Perimeter and interior sidewalks will connect the school to existing sidewalks serving the surrounding community, as well as to the proposed bus loading/unloading area on Pinyon Jay Drive. The parking lot and queuing aisles have been designed such that all vehicular activity deriving from AM drop-offs and PM pick-ups will be contained “on site” without backing up onto Pinyon Jay Drive and/or Meadowbrook Parkway.

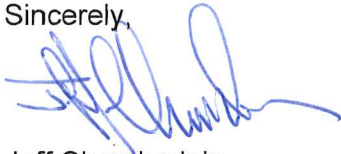
There are 165 proposed parking spaces and a two-lane one-way drive aisle that will hold an additional 171 cars in queue during the peak usage time at PM dismissal. This total onsite capacity of 336 vehicles, combined with a conservative estimate of bus usage is expected to prevent vehicles from backing up onto the public roadways during arrival and dismissal. This Site Development Plan also includes a proposed scoping document for a Traffic Impact Analysis and an onsite Traffic Management Plan that, when completed, is expected to conclude the parking lot and queuing aisles proposed on the Site Development Plan will adequately manage the school’s vehicular traffic.

Although the State of Colorado affords Public/Charter Schools an expedited Site Development Plan review process, C.R.S. 22-32-124, Section 1.5 allows the County to “comment” on this Site Development Plan within 30 days of submission. We fully acknowledge the County’s jurisdiction and authority over permitting for driveways/county road access, stormwater/drainage, and site grading/ erosion control, etc. All construction documents and other required County-approvable documents will be prepared in accordance with applicable County criteria. We are already working diligently on the applications for these plans and permits, and we respectfully request the County accept and review our plan and permit applications when submitted, without regard to the status of the Site Development Plan. We would welcome the opportunity

to either present our Site Development Plan to the County Planning Commission in person and respond to them directly during the 30-day review period, or alternatively meet directly with you and do the same.

We fully intend to meet all the requirements of the El Paso County Land Development Code as it relates to parking, lighting, access to County roads, and drainage/stormwater/water quality/erosion control, and we look forward to your comments to ensure we are doing exactly that. Please let us know what we can do to expedite the Site Development Plan review process.

Sincerely,



Jeff Chamberlain  
Director of Real Estate  
616-954-6381