



May 4, 2018

From: Liberty Tree Academy c/o Carhuff and Cueva Architects, LLC  
8579 Eastonville Road  
Peyton, CO 80831

To: El Paso County Planning Department

RE: Letter of Intent – Liberty Tree Academy

Site Address: 8579 Eastonville Road

Legal Description:  
Lot 1178, Woodmen Hills Filing No. 10  
County of El Paso  
State of Colorado

Tax Schedule Number: 201098618

Project Size: 3.4 Acres (Total Parcel Size: 10.7 Acres)  
Zoning: Rural Residential (RR-5)

**Project Overview:**

The Liberty Tree Academy is a proposed public charter elementary school with an initial kindergarten through 8th grade enrolment of 486 student in one building on approximately 3.4 acres of undeveloped land. The facility is scheduled to be open in January 2019 with full enrollment anticipated in 5 years. The school may be expanded to include high school enrollment of an additional 264 students for a total of 750 students. The remaining site may be developed at a later date to include and alternate use, but due to development uncertainty is not included in the application

The proposed site is bounded on the west by Eastonville Road, on the east by a water district drainage easement, on the north by undeveloped property, on the south by a residential property. Access to the Site is propose through one primary location, at the existing Eastonville Road/Motley Road intersection.

Phase 1 of Liberty Tree Academy is proposed as a single two story building and includes, administrative offices, class rooms, gymnasium, warming kitchen, and ancillary rooms. The Phase 1 building area is 39,676 square feet. Phase 2 is proposed as an attached building with an additional 11,640 square feet of class rooms. The total building area of both Phase 1 and Phase 2 is 51,316 square feet. Adjacent to and south of the building is a fenced play area for younger aged children. Exterior to the building the facility includes a circular one way drive aisle, with a near side drop off lane. Parking is located along the northwest and north portion of the site. Pedestrian are accommodate with sidewalks and curb ramps. Bicyclists share the drive aisle.



The site improvements include 36 parking stalls, asphalt paving, grading, storm sewer improvements, and landscaping improvements. Site utilities will be provided through connection to existing facilities within Eastonville Road, with water and sanitary sewer being provided by Woodmen Hills Metropolitan District. Black Hills Energy will provide gas service, and Xcel Energy will provide electrical service.

**Building Architecture:**

The proposed Liberty Tree School is illustrated on the attached elevations and renderings to be a classic Colorado style building with a bold entrance statement with pitched metal roofs over heavy timber construction. The main 2 story portion of the building will be constructed from wood frame with integrally colored synthetic stucco (EFIS) as the primary finish in two colors with vertical accents in colored metal panels. The Gym portion will be constructed from masonry, steel and colored metal panels as the primary finish. The exterior windows will be made from high quality commercial aluminum with dual pane glass.

All exterior doors and entrances will be covered with metal panel roofs to protect them from the elements. The south residential property will be screened from view with a 6' integrally colored masonry wall with color variation and accents in addition to tree screening.

The roof will be made from a commercial grade coated spray foam system. All mechanical equipment is positioned behind parapet walls to be screened from view.

A small outdoor play area located on the south side of the building will be fenced with painted wrought iron and paved with irrigated sod. All exterior lighting will be shielded and directed so as not to leave the school property.

We look forward to addressing any of El Paso County's questions and concerns on the submittal.

Very truly yours,

Philip A. Carhuff, AIA Project AE Team Leader