

**To:** El Paso County Planning and Zoning

**From:** Wember Owner's Representative  
Dallas Leasure, APM  
[dleasure@wemberinc.com](mailto:dleasure@wemberinc.com)

**Re:** Letter Of Intent – Site Development Plan for 6155 Fountain Valley Schools

**Owner:** Fountain Valley Schools  
6155 Fountain Valley School Rd  
Colorado Springs, CO 80911  
719-390-7035  
John Litchenberg  
[jlitchenberg@fvs.edu](mailto:jlitchenberg@fvs.edu)

**Applicant:** Fountain Valley Schools  
6155 Fountain Valley School Rd  
Colorado Springs, CO 80911  
719-390-7035  
John Litchenberg  
[jlitchenberg@fvs.edu](mailto:jlitchenberg@fvs.edu)

**Consultant:** Wember Owners Representative  
7350 E Progress Place #100  
Greenwood Village, CO 80111

Lake Flato Architects  
311 Third Street  
San Antonio, TX 78205

Martin/Martin Consulting Engineers  
12499 W Colfax Ave,  
Lakewood, CO 80215

**PCD File:** PPR2610

## SITE DETAILS

TSN: 55000-00-164

Building Address(s): 6330 Fountain Valley School Rd (STEM) and 6155 Fountain Valley School Rd (Humanities Building)

Acreage: 937 ac

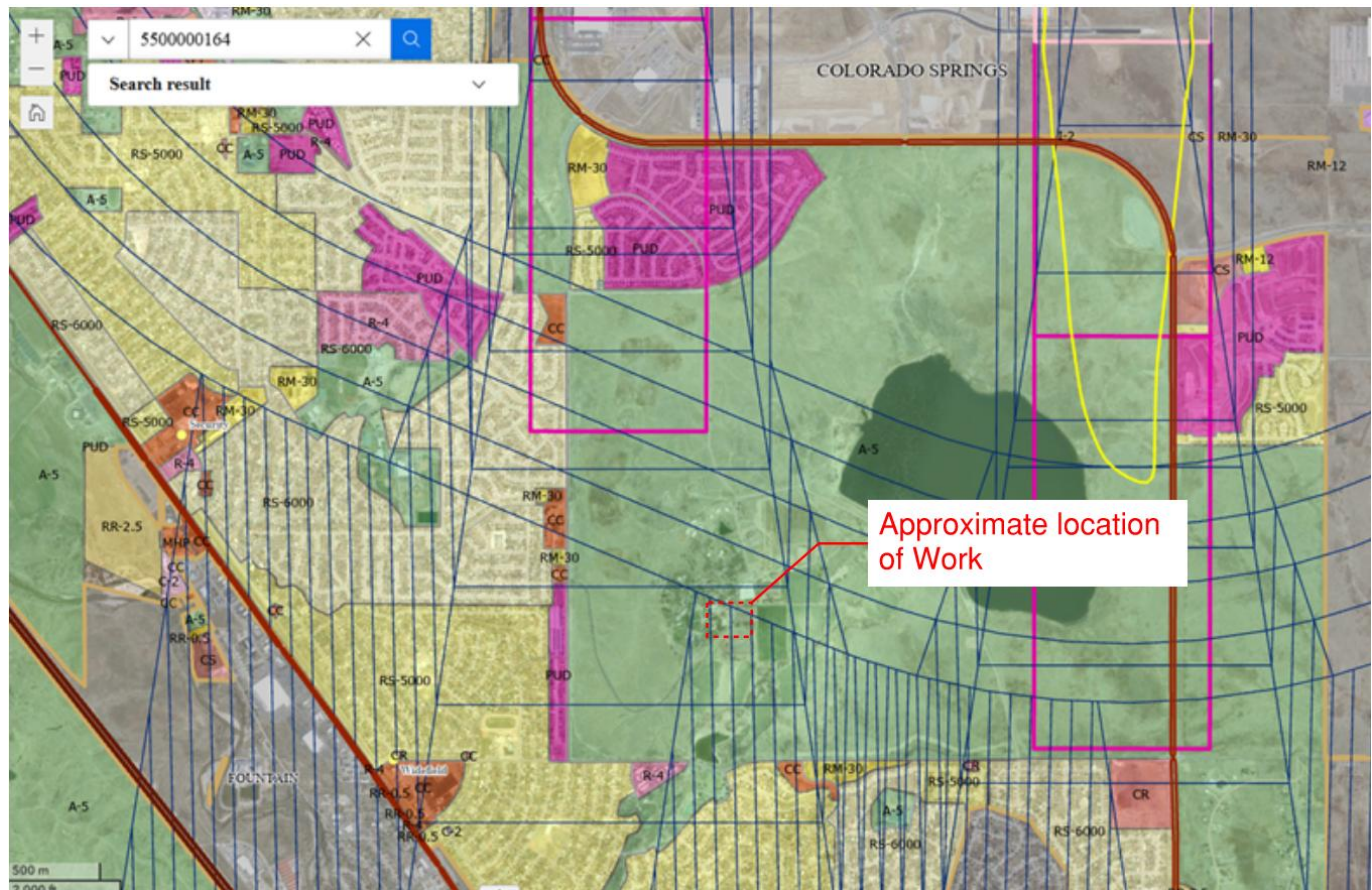
Zoning: A-5, CAD-O. Listed as special use in this zone district (AL-11-003).

Current Use: Private Educational Institution

To Whom it may concern,

This letter of intent is on behalf of Fountain Valley Schools, the owner of property at 6155 Fountain Valley School Rd, Colorado Springs, CO 80911 (tax schedule ID [5500000164](#)). The school's CFO is Dave Mesko (email: [dmesko@fvs.edu](mailto:dmesko@fvs.edu)), its COO is John Litchenberg (email: [jlichtenberg@fvs.edu](mailto:jlichtenberg@fvs.edu)), and the owner's representative is Dallas Leasure (email: [dleasure@wemberinc.com](mailto:dleasure@wemberinc.com), phone: 719-922-1293) with Wember Owner's Representatives. The architect of record is Lake | Flato Architects (Project Manager: Danny Davy, [ddavy@lakeflato.com](mailto:ddavy@lakeflato.com)). The civil engineer of record is Martin & Martin Consulting Engineers (Project Manager: Nicole Kontour, email: [NKontour@martinmartin.com](mailto:NKontour@martinmartin.com)). The applicant is Fountain Valley Schools.

This property is currently zoned **A-5, CAD-O, and is listed as special use in this zone district (special use application: AL-11-003, approved June 23, 2011)**. The project management team is not proposing any changes to that zoning. Wember, On behalf of Fountain Valley Schools, requests approval of a Site Development Plan on approximately 12.68 acres of Fountain Valley School's property that sits approximately 1,700 feet east of Grinnell Blvd and 1800 feet South of Goldfield Drive.

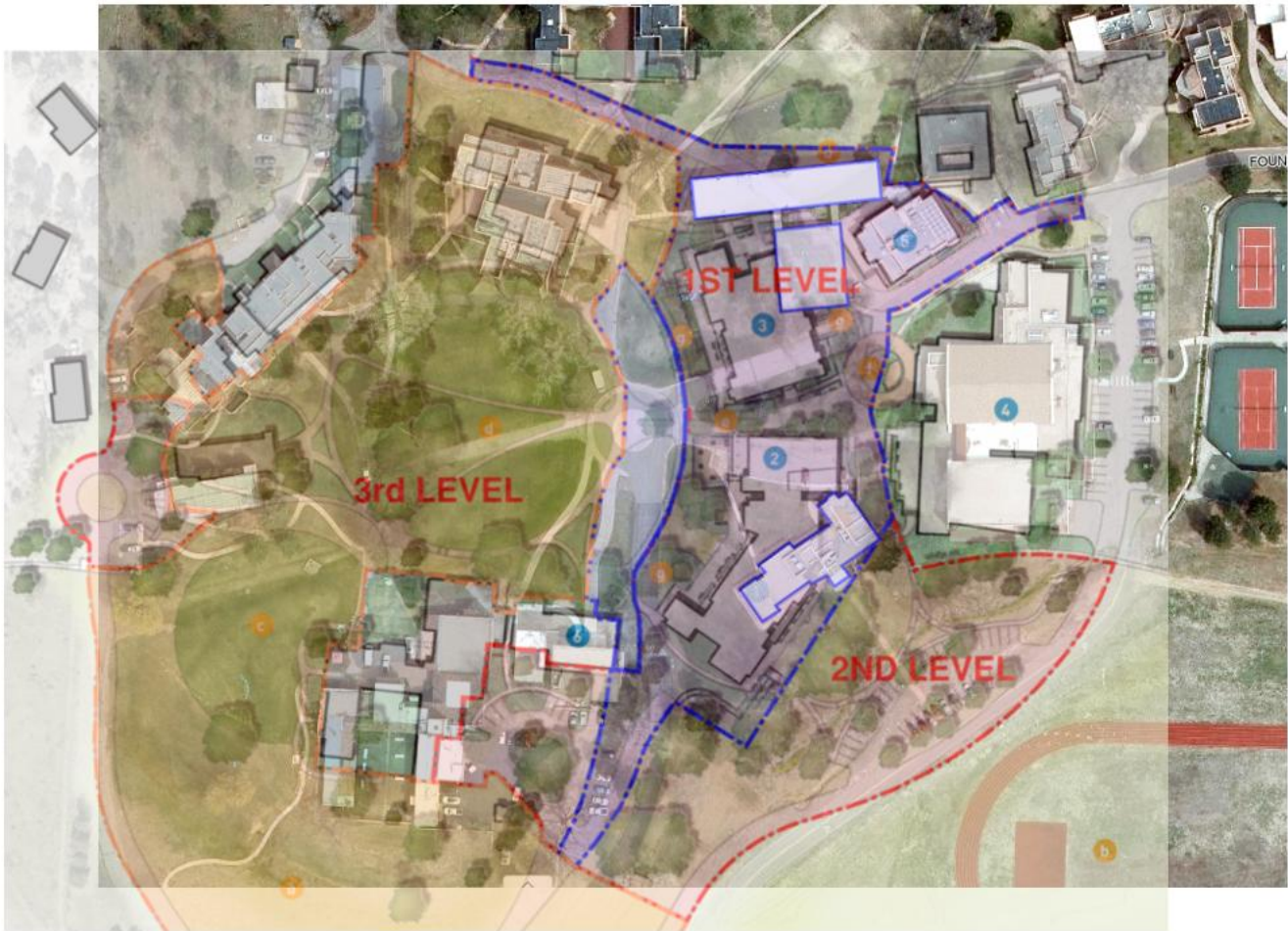


The proposed project scope consists of the following:

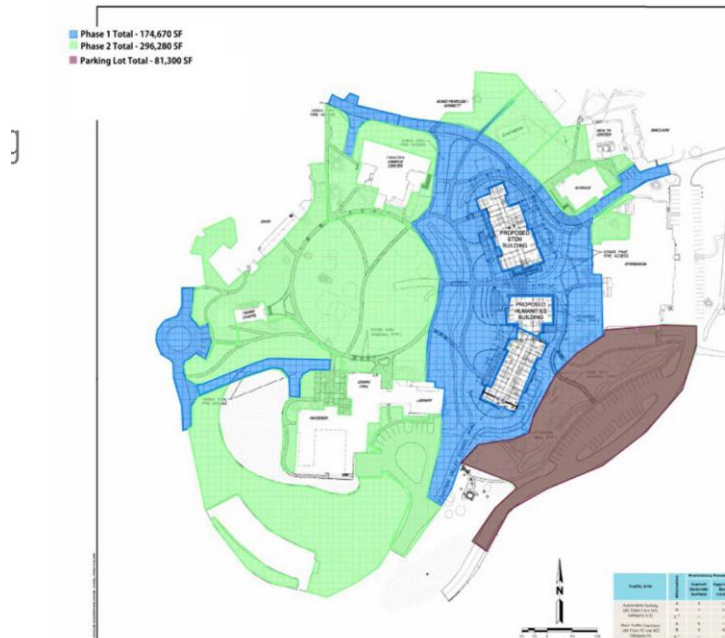
- Demolition of the existing Administrative and Classroom Buildings (totaling approximately 28,622 GSF), based on current architectural drawings and subject to final design.
- Demolition of related existing site utilities.
- New construction of a Humanities and STEM Buildings (totaling approximately 55,825 GSF), based on current architectural drawings and subject to final design. New construction of vehicle and pedestrian access within the existing campus core area.

- New construction of utility infrastructure to support the proposed buildings and site improvements.

El Paso County Enumerations assigned the two new building addresses as follows: **6330 Fountain Valley School Rd (STEM Building)** which is located to the north and denoted with a “3” in the screenshot below, and **6155 Fountain Valley School Rd (Humanities Building)** which is located to the south and denoted with a “2”.



Due to the owner’s funding circumstances, the project could be rolled out in 2 phases, as shown in the screenshot below. Phase I is intended to include both buildings, associated site work, and required fire access and primary ingress/egress, as coordinated with reviewing agencies. Phase II encompasses the remaining site work as described in the design drawings published by Lake Flato Architects.



The project is anticipated to increase enrollment from approximately 200 to approximately 300 students. A traffic memorandum prepared by LCS Transportation has been submitted with the SDP. Additional analysis will be provided if required by El Paso County.

The proposed new buildings comply with the required setbacks for buildings under the A-5 zoning requirements. The proposed buildings meet the 25' setback requirements as shown on the Site Plan. Other site elements will comply or be adjusted during final design. Building heights are designed to comply with the 30' maximum. Elements shown above 30' are intended to qualify as architectural features per LDC Section 5.4.3.G.1.a.

Given the existing use as a private, boarding school serving grades 8 through 12, Fountain Valley School is requesting approval of an alternative parking ratio for the proposed site improvements associated with the campus.

While Chapter 6.2, Table 6-2 of the El Paso County Land Development Code establishes minimum parking requirements by use, the Code does not specifically account for the operational characteristics of private boarding schools. As a result, application of the standard parking ratio does not accurately reflect the actual parking demand generated by the campus.

Unlike a traditional day school, Fountain Valley School houses the majority of its students on campus. Student vehicle ownership is limited, and daily parking demand is primarily generated by a small portion of day students, some faculty, and occasional visitors. Parent and guest traffic is largely limited to special events, such as commencement or scheduled campus functions, which are infrequent and can be managed through temporary parking strategies.

Additionally, the campus benefits from the following conditions that further reduce parking demand:

- A high proportion of students reside on-site, significantly reducing daily vehicle trips.
- Faculty housing is located on or adjacent to campus, limiting commuter parking needs.
- Existing parking areas can be shared among uses with staggered peak demand.

The proposed parking layout has been designed to adequately serve the school's typical daily operations and consists of the following:

27 Proposed standard spaces  
45 Existing standard spaces  
**72 Total standard spaces**

5 Proposed ADA spaces  
3 Existing ADA spaces  
**8 Total ADA spaces**

The requested alternative parking ratio is intended to meet the intent of the Land Development Code by ensuring sufficient parking while minimizing unnecessary impervious surface area and preserving the campus's rural and environmental character.

The scope of the project includes construction of utility infrastructure for the two new buildings including, but not limited to water mains, fire hydrants, storm sewer and sanitary sewer and underground electrical transmission lines. Existing site utilities will be modified to accommodate the two new buildings and site improvements. Existing electrical service is provided by Fountain Electric, and this service will remain except where needed to electrically energize the two new buildings. Existing water is provided by The Widefield Water and Sanitation District. There is both private storm sewer on site as well as an open-air irrigation ditch, both leading to a stormwater sewer main. Grading, drainage, and site utility documentation is included as part of this SDP submittal and will be supplemented as required during the review process.

If there are any questions or comments, feel free to contact me.

Sincerely,

**W E M B E R**  
OWNER'S REPRESENTATIVE

**Dallas Leasure**  
Asst. Project Manager  
[dleasure@wemberinc.com](mailto:dleasure@wemberinc.com)  
C: (719) 922-1293