

May 24, 2017

El Paso County Development Services Department
Attn: Nina Ruiz, Project Manager / Planner II
2880 International Circle
Colorado Springs, CO 80910

SUBJECT: Falcon School District 49 - Londonderry Elementary School
Site Development Plan Submittal – Letter of Intent

Dear Nina:

In accordance with the El Paso County Land Development Code, please accept this "Letter of Intent" for the attached Site Development Plan and Subdivision Exemption submittal. Falcon School District 49 is proposing to construct a new Elementary School campus on a 12.5-acre parcel (EPC Parcel No. 52253-01-022) located southeast of Londonderry Drive and Towner Avenue. The site is currently platted as Tract B, Paint Brush Hills Filing No. 13A.

In addition to the Site Development Plan, the School District desires to combine the new Elementary School property with the existing 39.1-acre Falcon Middle School property (EPC Parcel No. 52253-00-002) adjacent to the south boundary of the site. The proposed land use application also includes a Subdivision Exemption to combine the two parcels.

Contact information for the Owner is as follows:
Falcon School District 49
10850 E. Woodmen Road
Peyton, CO 80831
Attn: Melissa Andrews, Planning Manager
(719-494-8997; mandrews@d49.org)

The Site Development Plan requests approval for a pre K-8th grade school totaling 117,370 which will be constructed in two separate phases. Phase 1 consists of a proposed 65,570 square-foot, two-story elementary school building with associated parking and site improvements. The Phase 2 expansion will include an additional 54,800 square-foot, two-story building addition for future middle school use. Access to the site will be provided by two new access points. A new private access drive connection to Londonderry Drive at the north boundary of the site is proposed to be used for parent drop-off and visitor parking. A new private access drive connection to Towner Drive at the west property boundary is proposed for staff parking, bus drop-off and service deliveries.

Although not a mandatory requirement, the school district chose to host an informational meeting for the surrounding community to come learn about the proposed project. The meeting was held at Falcon Middle School on February 1, 2017. A number of interested citizens, many of whom live in the surrounding neighborhoods, came to ask questions and learn more about the project. Several other community outreach meetings were also scheduled in March, April and May and are providing an

additional forum for community outreach and citizen input. Although these other meetings are intended to focus more on the educational aspects of the new school rather than on the facility specifically, the district expressed at the February 1 meeting that anyone seeking more information on the proposed building was welcome to attend future meetings. The district has also been actively disseminating information about the project through their website, email, and other social media.

This Site Development Plan and Subdivision Exemption request is justified based on the fact that the proposed school campus is a logical land use for this property in close proximity to existing and proposed residential areas, and the site has adequate access and utilities available in Londonderry Drive and Towner Avenue.

The subject tract has been identified as a school site in previously approved County Planning documents for the Paint Brush Hills Subdivision, including the subdivision drainage report and previous subdivision plat documents. No waivers are being requested as part of this application.

School District 49 is requesting a waiver from some aspects of the County landscape design criteria, which are further described as follows:

1. **Section: 6.2.2.E.2 a-b Requirement for Non-Residential Uses, Minimum required Landscape interior area and Tree Count:** Requesting Waiver for interior tree count provided. Due to the nature of the site, site program and planned phasing, administrative relief is requested to reduce the number of planned interior trees. The request is to provide 28 of the required 58 trees per County standards.
2. **Section 6.2.2.C-2. Parking Lot Islands: Islands, fingers, and corners are required to be incorporated into all parking lots of 15 parking spaces or more in area. One island shall be provided for every 15 spaces.** The District requests a waiver to eliminate the required tree islands to meet internal District policies with respect to safety, operational and maintenance protocols
3. **Section 6.2.2.B-1 Table 6-1, The required depth of the roadway landscape area shall be increased to 15 feet along a non-arterial road or public alley where the road or alley separates a non-residential use from a residential zoning district. The number of required trees shall be increased to 1 per 15 feet of linear frontage. A minimum of of the trees shall be evergreen trees.** The setback is provided, but the School District is asking for relief from the total trees provided:
 - a. The current adjacent classification is split between commercial and residential setbacks along Towner Road. The total required tree count is 38. The Plan proposes 26 trees total. Due to the nature of the site, site program and planned phasing, a waiver is requested to reduce the number of planned setback trees.
 - b. The current total required tree count along Londonderry Drive is 20. The Plan proposes 10 trees total. Due to the nature of the site, site program and planned phasing, a waiver is requested to reduce the number of planned setback trees.
4. **Section 622.C.5 Required Parking Lot Screening: Request Waiver for 36" landscape shrubbery screen.** The District requests relief for the noted 36" shrubbery parking lot screening required along 2/3 of road frontage or common lot, parcel or tract boundary. Due to the nature of the site use and limited maintenance resources, funding and snow stacking concerns, the School District requests a waiver for not providing the screen as noted in the code.

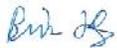
Further, the School district requests a waiver from the requirement to post financial assurances required under the El Paso County Engineering Criteria Manual Section 5.2.8. The justification for this request is that requiring an established public school district such as Falcon School District 49 to post financial assurances for site improvements is unnecessary and wasteful of public dollars. Falcon School District 49 has enclosed a Letter of Responsibility acknowledging that the School District takes full financial responsibility for completion of the required site improvements.

Lastly, we respectfully remind the County that the Site Development Plan process is considered advisory as provided by State law under C.R.S. 22-32-124

Please call if you have any questions or need any additional information.

Sincerely,

CRP Architects, P.C.



Brian Risley
Principal Architect

cc: Melissa Andrews, School District 49 Planning Manager
John P. Schwab, P.E., JPS Engineering, Inc.
Jim Houk, Thomas & Thomas