



August 17, 2020

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 - Phase II

PCD File # PPR2018

Site Address: 8579 Eastonville Road

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

Tax Schedule Number: 4232302001

Project Size: 1.14 Acres (Total Parcel Size: 10.7 Acres)
Zoning: Rural Residential (RR-5)

Project Overview:

The Liberty Tree Academy public charter elementary school was open in 2019 and is currently enrolling kindergarten through 8th grade. The existing facility sits on approximately 3.4 acres of the 10.7-acre parcel with a classroom occupancy of 540 students, phase II will have an increased classroom occupancy of 200 students. The proposed Phase II at this location consists of two components; the first being a Site Development plan improvements to the north of the existing parking lot and the second being a two-story addition to the existing facility.

The 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 proposed through one primary location at the existing Eastonville Road/Motley Road intersection and a new secondary access point at the north end of the proposed parking lot.

Phase II of Liberty Tree Academy is proposed as a two-story addition to the classroom portion of the existing building and a single-story addition to the north and south side of the existing gymnasium. The existing Phase I building is 39,376 square feet, Phase II is proposed as 14,075 square feet and includes administrative offices, classrooms, locker rooms and storage rooms. The total building area for both existing Phase I and proposed Phase II is 53,451 square feet. Phase II will also include a new masonry wall which was carried over from the approved phase I plans and is located in front of the main pedestrian entrance to the school. The masonry wall with concrete cap and seating will also have signage on the street facing side.

The site improvements for Phase II include (85) parking stalls, asphalt paving, grading, lighting and pedestrian accommodations with sidewalks, curb ramps and ADA routing as well as safety fencing around the existing detention pond. We are proposing to use (6) of the existing parking stalls to accommodate the ADA parking requirement and ADA routing for the phase II parking. All site utilities are existing and are intended to be utilized for Phase II. The proposed landscape plan



design has accounted for an area reduction due to the encumbered features of the site, such as the detention pond, drainage channel and tree lawn. After accounting for the area reduction and based on the El Paso County LDC requirements, the current landscape plan is the alternative landscape plan and meets the requirements. A table has been included, showing the breakdown of the encumbered features previously mentioned.

PARCEL AREA CALCULATION (ACRE / SF)				
PARCEL AREA	ENCUMBERED DRAINAGE CHANNEL	ENCUMBERED DETENTION POND	TREE LAWN	NET REDUCED AREA
10.42 / 454,180	5.91 / 257,280	0.27 / 11,930	0.32 / 14,080	3.92 / 170,890

BASED ON EL PASO COUNTY LAND DEVELOPMENT CODE (CHAPTER 6) MINIMUM INTERNAL LANDSCAPE AREA EQUALS 5% OF NET REDUCED AREA.
ONE TREE REQUIRED PER 500 SQUARE FEET OF MINIMUM INTERNAL LANDSCAPE AREA: 17 TREES REQUIRED, 35 TREES PROVIDED.

Building Architecture:

The existing Liberty Tree School is a classic Colorado style building with a bold entrance statement with pitched metal roofs over heavy timber construction, the proposed Phase II addition incorporates this style to maintain a cohesive aesthetic throughout the property. The main 2 story portion of the existing building is constructed from wood frame with integrally colored synthetic stucco (EFIS) as the primary finish in two colors with vertical accents in colored metal panels – this will continue into Phase II. The existing Gym portion is constructed from masonry, steel and colored metal panels as the primary finish, the single-story additions at the north and south side of the gymnasium will be in contrast being constructed from wood frame with integrally colored synthetic stucco (EFIS) as the primary finish in two colors. 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 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.

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