

Letter of Intent

1. Owner: Colorado Military Academy Building Corporation, a Colorado Corporation
Kin Griffith
6829 Space Village Ave
Colorado Springs, CO. 80915
754-444-2660

Consultant: Highmark School Development
Douglas Talbot
746 East Winchester. Suite 150
Murray Utah, 84107
801-783-0505

Consultant: LSC Transportation Consultants
Jeffrey C. Hodsdon
545 East Pikes Peak Ave., Suite 210
Colorado Springs, CO 80903
719-633-2868

Consultant: Hollis and Miller Architects
Brett Prather
333 Perry Street Suite 205
Caste Rock, CO 80104
719-313-9729

2. Site Location: LOT 1, COWPERWOOD SAIC
SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 17
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO
360 Command View, Colorado Springs, CO 80915
Size: 14.248 Acres

ZONING: THE SUBJECT PROPERTY IS ZONED CS - COMMERCIAL SERVICE. PER PHONE CALL WITH EL PASO COUNTY PLANNING DEPARTMENT.

3. Request and Justification- The Colorado Military Academy (CMA) will provide both the military community and the public at large a Charter school option for the education of their children. The location of this facility will allow for a level of service to both Peterson and Schriever Air Force bases. The site is currently owned by Leidos Corporation and will require extensive re-purposing of the interior spaces. CMA will maintain the exterior and site conditions as they are at present.

Justification- The site is uniquely positioned to serve Peterson Air Force Base and Schriever Air Force Base. CMA is committed to work with Peterson, El Paso County and Colorado Springs to mitigate any traffic concerns. CMA will work with all entities to determine appropriate multiple start and stop times to have minimal or no impact on the current peak traffic patterns.

CMA will implement the following:

1. A shuttle service will be coordinated with the military bases to reduce individual drop off and pick up traffic to the school.
2. Before and after school programs will be offered to further alleviate traffic load at peak times.
3. CMA will implement staggered start and stop times further reducing peak traffic demands so that all students are not starting and ending at the same times. Elementary grade hours 8:10- 3:10, Middle and High School 8:30- 3:40. CMA has determined that these times would cause the least amount of impact to the peak traffic flows as outlined in the Traffic Report.
4. The Peterson access point will only be used by shuttles as a right turn in and right turn out.
5. This site offers CMA a unique traffic queuing opportunity not found with any other potential locations; again another reason why this site is well suited for our proposed use.

In conclusion CMA is committed to working with all entities to mitigate our traffic impact. We will continually monitor our program and we are prepared to implement changes as necessary to mitigate our overall impact. CMA was granted our charter with a unanimous vote by the authorizer. Our program has been well received by the community and our enrollment interest continues to grow. CMA looks forward to being a benefit to the community both in terms of the educational choice we offer and to the employment opportunities to qualified individuals within the community.

4. Existing and proposed facilities, structures, roads, etc.- Applicant proposes to occupy the existing building and re-purpose the interior to accommodate a charter school operation, all existing buildings, roadway and structures to remain as is with no changes to the exterior or site. The applicant will change the signage on to read Colorado Military Academy.

5. Waivers- No waivers requested.

6. Site to be used as a Charter School

7. Total acres- 14.248 acres

8. Total number of residential units- NA

9. Total number of industrial or commercial sites proposed. This is a non-profit public charter school.

10. Approximate floor area- 82,000 square feet

11. Number of mobile home units- NA

12. Typical lot sizes- No change to existing

13. Type of proposed recreational facilities- No public recreational areas.

14. If phased construction is proposed, how will it be phased- Applicant will repurpose the first floor area for completion for 2017/2018 school year. Applicant will repurpose second floor as enrollment increases to a point where the second floor is needed to accommodate increased student population.

15. Anticipated Schedule of development- Applicant will begin demolition as soon as possible and repurpose first floor to be completed by August 1, 2017.

16. How water and sewer will be provided- Existing services are to be used.

17. Proposed Uses- Applicant will operate a Non Profit Public Charter School in the existing structure.

18. Areas of required landscaping- No changes will be made to the existing landscaping.

19. Propose Access locations- Access will be limited to Space Village and Command View Drive. Only emergency vehicles and shuttles will allowed to use the Peterson Blvd access point.

20. Approximate acres and percent of land to be set aside as open space, not to include parking, drive and access roads- To remain as existing.

21. Parking Summary

Required by Code:

Education Institutions

Elementary or Junior High

2 spaces per classroom

Senior High

1 space per 4 students

Parking Calculations*:

Elementary or Junior High	34 classrooms x 2 spaces per = 68 classrooms
<u>Senior High</u>	<u>400 students / 4 = 100 spaces</u>
Total parking spaces	168 spaces

*These calculations are at anticipated full build out between Phase 1 and Phase 2. Phase 1, 2017-2018 school year, will comprise of K-8th grades and a total of 168 parking spaces. Full enrollment K-12th grades will be achieved by 2021-2022 school year. There are currently 321 total parking spaces on site, 8 of which are handicap accessible.

Site Plan Drawings- Exhibit A

Landscaping Plan- Existing landscaping to remain intact. Exhibit B

Photometric Plan- No changes to current conditions.

Sign Plan- Applicant will submit signage plan as developed.

Parking Plan- All existing parking to remain

Traffic Study- Exhibit C

Drainage letter- Existing drainage system will remain intact. Applicant will make no changes to the existing site conditions.

Grading and erosion control- Existing drainage and storm water quality pond to remain intact. No changes to the site will be made.

Deviation- Applicant does not request any deviations.