

Liberty Tree Academy
P O Box 64614
Colorado Springs, CO 80962

June 4, 2018

Mr. Craig Dossey, Executive Director
El Paso County Planning and Community Development
Colorado Springs, CO 80910

Dear Mr. Dossey:

RE: U-18-001, Approval of Location of Liberty Tree Academy Charter School

We appreciate your staff's guidance this morning with regard to the El Paso County Planning Commission Letter on May 22nd to request a public hearing from District 49. We want to be responsive to your department's suggestions and are accordingly, conveying the information below as a follow up to our conversation. It is our hope that you would share this with Planning Commission.

The responses below are intended to be in similar order as the original letter with the original questions in bold and the responses in italics. (The original letter is also attached hereto).

1. **Traffic** related questions: *it is our understanding that at the time of the letter to the District, the Planning Commission did not have a copy of the traffic study. It is our understanding that Planning and Development does now have a copy. The conclusion from the traffic study is attached herein as Exhibit 1 for convenience. The study addresses the following items listed in Mr. Egbert's letter to District 49:*
 - a. **Adequate vehicle capacity during peak school vehicle periods:** *An internal circulation plan has been proposed utilizing:*
 1. *Appropriate queue lengths as required to be met by code (See Exhibit 2 attached)*
 2. *The school is contemplating a staggered start schedule to accommodate pick-up and drop-off as well as considers bus safety*
 3. *Once we meet with D49 Transportation Director we will make appropriate changes to the circulation plan and submit an addendum to the traffic study to accommodate any changes which might include accommodating bus parking*
 - b. **Adequate notice for pedestrian and vehicle crossings;** c. **Adequate notice for vehicles turning into the school, and;** d. **Adequate notice that vehicles will be exiting the school and entering Eastonville turning both left and right. :**

The traffic engineer recommends a 4 way stop at the ingress/egress to the site in Phase I and that design was submitted with the development plan. This addresses items under #1 b,c,d

- 2. Sufficient onsite parking during peak periods for school staff and volunteers, parents dropping off and picking up students, and for school event parking. Note: High school students will likely drive and park their own vehicles.**

Onsite parking for employees, parents, students and emergency vehicles are all in accordance with code requirements as drawn on the plans

- 3. Will the single point access intersection need to be signalized? If so, who pays?**

At an early planning meeting, our consultants met with Fire Marshal Trent Harwig whose initial response to the site plan was that he would not require a second point of ingress/egress to the site for emergency vehicles.

- 4. Adequate access and parking for emergency vehicles.**

Code requires that the plan meet Fire truck turning radii which also accommodate buses (which have a similar turning radius). Code will be met per submittal.

- 5. Should vehicle parking be allowed along Eastonville Road right-of-way. How will this be enforced?**

There is no parking on Eastonville contemplated.

- 6. Will District 49 ever provide school bus transportation for students? If yes, what provisions will be made to concurrently load and unload multiple school buses?**

Bus turning radii and drop-off: code requires that the plan meet Fire truck turning radii which also accommodate buses (which have a similar turning radius).

- 7. The 3.4-acre lot area of the school site and its potential expansion to house 486-750 students.**

The school will have the ability by permanent access easements to utilize parking and green space as needed on the entire site. Those easements are a part of the purchase agreement with the church.

- 8. Security at the school. Our principal will meet with District 49's security director and review the plans thus far and obtain any further suggestions to incorporate into the plans. The following items have been met:**

- a. The proposed school has a single point of entry for the students. Secondary points of egress for pickup and staff monitored drop off are provided near the Gym.*
- b. There is access control at all entries and around the playground.*
- c. The lobby will have double doors with access control*
- d. There will be roll down security doors at both windows of the reception area.*
- e. Egress requirements are met according to building and fire codes.*
- f. Further controls (such as active and passive cameras) will be added during the security discussion with the planning consultants as may be required by D49*

g. The school is arranging to meet with a high-tech security company to review the site plan for further needs.

9. Bicycle and walking trails to access the site.

Biking and walking trails: since the adjoining neighborhoods do not have sidewalks or biking trails, there would not seem to be a need to incorporate them into the school's plans.

If there are any other questions or concerns, we stand ready to respond. If appropriate, an updated letter to the District advising that your questions have been answered would be most appreciated.

Sincerely,

Ronnie Wilson
Liberty Tree Academy, President

Cc:
Phil Carhuff, Architect, Carhuff + Cueva Architects
Terry Jenni, Construction Manager, Canyon Construction
Burt Hands, Liberty Tree Academy, Board Treasurer
Irene Carroll, Funding the Gap, Mortgage Brokerage Advisor

EL PASO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

El Paso County Planning Commission
2880 International Circle, Suite 110
Colorado Springs, CO 80910

May 22, 2018

Falcon School District No. 49
10850 East Woodmen Road
Peyton, CO 80831

RE: U-18-001, Approval of Location of Liberty Tree Academy Charter School

On May 15, 2018 the El Paso County Planning Commission held a public meeting in which the above mentioned application was heard for the approval of location of a charter school. This hearing was to consult with the Planning Commission to determine if they would like to request a public hearing regarding the approval of location. According C.R.S. 22-32-124 and section 5.3.3.G.3 of the El Paso County Land Development Code (2016), the Planning Commission may request a public hearing before the school district on the proposed site location or site development plan. If the Planning Commission requires a hearing, the school district shall promptly schedule the hearing, publish at least one notice in advance of the hearing and provide written notice of the hearing to the Planning Commission.

This memorandum is to notify Falcon School District No. 49 that the El Paso County Planning Commission has requested that there be a public hearing hosted by the Falcon School District 49 Board of Education in regard to the following concerns:

1. Through traffic on Eastonville Road with respects to:
 - a. Adequate vehicle capacity during peak school vehicle periods,
 - b. Adequate notice for pedestrian and vehicle crossings,
 - c. Adequate notice for vehicles turning into the school, and
 - d. Adequate notice that vehicles will be exiting the school and entering Eastonville turning both left and right.
2. Sufficient onsite parking during peak periods for school staff and volunteers, parents dropping off and picking up students, and for school event parking. Note: High school students will likely drive and park their own vehicles.
3. Will the single point access intersection need to be signalized? If so, who pays?
4. Adequate access and parking for emergency vehicles.
5. Should vehicle parking be allowed along Eastonville Road right-of-way. How will this be enforced?

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
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6. Will District 49 ever provide school bus transportation for students? If yes, what provisions will be made to concurrently load and unload multiple school buses?
7. The 3.4-acre lot area of the school site and its potential expansion to house 486-750 students.
8. Security at the school.
9. Bicycle and walking trails to access the site.

Any questions or comments should be directed to the assigned planner, Len Kendall, at (719) 520-6447 or via email at lenkendall@elpasoco.com.

Jim Egbert, Chair

EXHIBIT 1

Traffic Study Conclusion Page 16

Findings and Recommendations

Based on the traffic operational analysis, the following finding and recommendations are presented.

- For the purpose of the TIS the Liberty Tree Academy development is anticipated to take place in two phases. Phase 1 will accommodate 486 K-8 students with build-out in 2019. Phase 2 will accommodate 750 K-12 students with build-out in 2040.
- At 2040 build-out, the project is expected to generate 600 trips in the AM peak hour, 128 trips in the PM peak hour, and 1,860 trips ADT.
- It is anticipated that the proposed development will make the following improvements to the Eastonville Rd/Motley Rd intersection at Phase 1 build-out in 2019:
 - Northbound – Left Turn Lane, Shared Thru/Right Turn Lane
 - Southbound – Left Turn Lane, Shared Thru/Right Turn Lane
 - Eastbound – Shared Right/Thru/Left Turn Lane, stop controlled
 - Westbound – Shared Thru/Left Turn Lane, Right Turn Lane stop controlled
 - Two Way Stop Control
- With the Eastonville Rd/Motley Rd intersection improvements in 2019 Short Range total traffic condition, the intersection impeding movements are expected to operate at LOS C or better which meets performance standards.
- In the 2040 Long Term total traffic condition with side street stop control the Eastonville Rd/Motley Rd intersection impeded approach movements operates at LOS C or better with the exception of the westbound shared left/thru lane. The delay is experienced by the site exiting traffic. In studying all-way stop intersection control this delay is improved, but overall corridor delay is increased. Roundabout mitigation also improves overall intersection operation but introduces pedestrian safety concerns, additional ROW and additional cost.

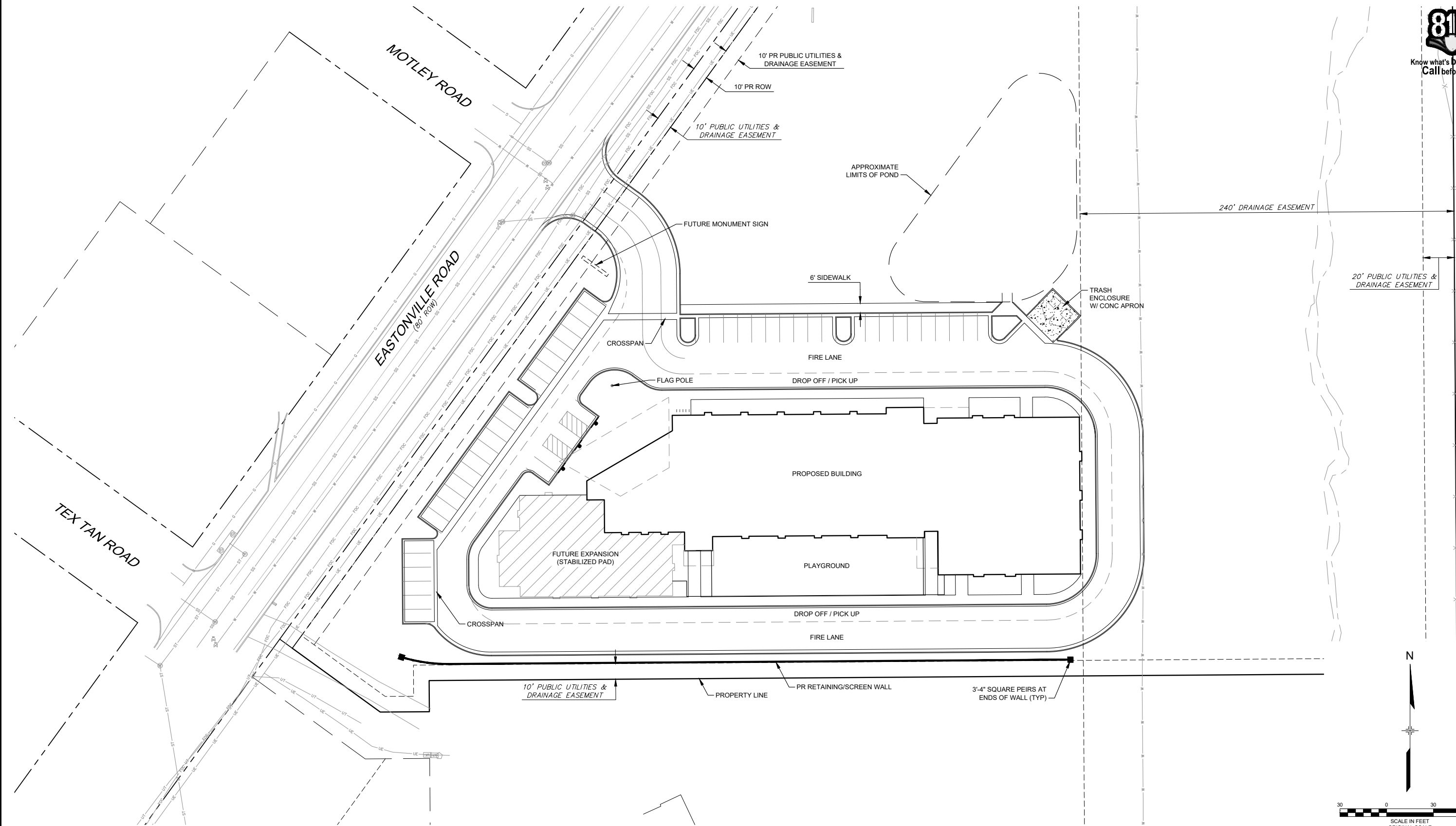
Conclusion

The Traffic Impact Study results indicate in the 2019 Short Range condition with the Liberty Tree Academy K-8 traffic and intersection improvements the Eastonville Rd/Moltley Rd intersection operates well. In the 2040 Long Range condition with the Liberty Tree Academy K-12 traffic the Eastonville Rd/Moltley Rd intersection operates well with the exception of the site exiting traffic. Due to introducing delay to the Eastonville Rd corridor associated with all-way stop control and the impacts of a roundabout these mitigation options should be studied in greater detail. In the near term the project, as proposed, does not adversely impact the existing and proposed intersection operation or roadway corridor.

EXHIBIT 2

Sheet SP1.0 Architectural Site Plan shows the drop off lanes.

Follows.



REFERENCE DRAWINGS			
X-995-MDG22X34 X-995-PR-BASE X-995-EX-BASE X-995-EX-MAP			
No.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
FILE NAME: R:\18.995.001 (Liberty Tree Academy)\Dwg\Construction Plans\SP01.dwg			
CTB FILE: ---			
PLOT DATE: 5/1/2018 3:41 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY	
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SEAL	
PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE	
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 18.995.001	

LIBERTY TREE ACADEMY			
TOWN OF PEYTON, EL PASO COUNTY CONSTRUCTION DOCUMENTS			
SITE PLAN			
DESIGNED BY:	ACR	SCALE	DATE ISSUED:
DRAWN BY:	ACR	HORIZ	MAY 2018
CHECKED BY:	DRK	VERT.	SHEET 4 OF 18
			DRAWING No. SP01