



January 17, 2022 (updated April 12, 2022)

Letter of Intent

El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: El Paso County School District 49 Transportation Center
12050 Falcon Highway

Ladies and Gentlemen:

Request

On behalf of the El Paso County School District 49, we submit this letter of intent requesting Location Approval for the facility described below. To support the rapidly expanding Falcon community, the school district has identified a long term need to expand and reorganize the facilities to support district bus transportation. The existing bus transportation center located at 10850 E Woodmen Road, is at maximum capacity and cannot support the growth in the district. With new schools currently planned, the bus inventory needed will surpass the parking capacity at this existing facility. As the long standing and current landowner at 12050 Falcon Highway, El Paso County School District 49 is proposing the construction of a new Transportation Center composed of administration, bus parking and bus maintenance operations. This new facility will be opened in phases and is intended to provide enough long-term parking and maintenance capacity for the school district over the next 20-30 years. The target date for phase one opening is fall of 2023.

Site Location

The proposed 39-acre site for the Transportation Center (Tax schedule number 4307300006), is zoned RR-5 and located to the east of Swingline road between Falcon Highway to the south and Highway 24 to the north with a current address of 12050 Falcon Highway. More specifically the portion of the site in consideration for the development lies between the Falcon Elementary School of Technology to the south (on the same property) and the Falcon Legacy Campus to the north (on a separate parcel). The property on the west side is owned by the El Paso County as wetlands and contains the 100-year flood plain. The property to the north is owned by the El Paso County School District 49 and is an educational campus. The property to the east is the St Benedict Catholic Church owned by the Diocese of Colorado Springs. To the northeast are parcels currently in the process of proposed commercial development.

Existing and Proposed Facilities

The proposed use will replace the current El Paso County School District 49 Grounds Maintenance Operations currently located on this portion of the site. The Grounds Maintenance facility is comprised of several metal storage buildings, storage containers, and outside equipment storage. In addition to

the Grounds Maintenance Operation, there are several outdoor athletic facilities including a baseball field (used by the school district and youth sports), a practice football field (used by the Falcon Legacy Campus), and a defunct football field surrounded by a dirt running track. All these existing uses are proposed to be relocated or retired. The final existing use on this property is the Falcon Elementary School of Technology to the south. This school is proposed to remain as well as the Falcon Legacy Campus on a parcel to the north.

The Proposed Facilities include a 34,000 square foot office and maintenance building plus 12 acres of bus parking in the center portion of the site. The eventual maximum bus parking is planned for 300 units plus necessary support facilities including a bus wash and bus fueling. The administrative functions include transportation offices, pay-for-use customer support, bus driver staging and bus dispatch. Bus drivers will operate of this facility daily for all school district transportation services. Maintenance operations include bus cleaning, periodic services, and necessary repairs. Bus maintenance is planned to occur in indoor bays in the maintenance building. Hours of operation include all school days beginning as early as 5am and extend until the afternoon when school is out. The parking lot will include electrical pedestals for heating blocks and will include lighting for early morning use. The entire facility will be enclosed in a security fence with cameras and other security monitoring.

The proposed site is located between Regional Centers and Employment Centers as identified in the El Paso County Master plan. In addition, the proposed property is located adjacent to High Priority Development areas for Employment Center use. With substantial buffers to the west and commercial development to the east and northeast, we believe our proposed use is compatible and appropriate. Visibility of the bus parking is screened from Highway 24 by the Falcon Legacy campus. Furthermore, the site takes advantage of access to both Highway 24 and Woodmen Road and is centrally located within the school district.

Traffic Impacts:

Included in our submittal is a traffic study by LSC, dated October 12, 2021. This traffic study outlines potential impacts to adjacent intersections as minimal and establishes the ability for existing roadways to accommodate the traffic. The primary ingress and egress point for traffic to the facility is by means of Swingline road. By utilizing Swingline Road, Traffic impacts at adjacent intersections are minimized. Bus traffic leaving the site may also exit onto Falcon Highway with right turn only movements. The school district acknowledges the potential for road impact fees that are due with the last land use approval.

Thank you for your consideration and we look forward to an expeditious approval of this Location for the El Paso County School District 49 Transportation Center.

Contacts

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