



MEETING RECORD

PROJECT: Telluride Mountain School

PROJECT NO: 19069.00

DATE: 1/13/2020

ATTENDANCE: See attached attendance sheet

SUBJECT: Planning Advisory Team Meeting #1 (Kick-off)

The purpose of this meeting was to introduce the master planning team, discuss the process and gather information on the school. The master plan team will review the drawings done previously and discuss various considerations that will influence the master plan.

The following is a record of the items discussed with the Planning Advisory Team.

- A. **Teacher Housing:** While this is an import need for the school, it was discussed that teacher housing does not make sense on the school campus. If teacher housing is to occur it would best be located on a residential lot somewhere else in the Lawson Hill area.
- B. **Enrollment:** The school currently has an enrollment of about 120-130 students. The majority of the students are Pre-school through 6th grade. The Montessori program consists of Pre-School age students and has 20 students in each of two classrooms. The elementary classrooms target 16 students in each room or 8 students per grade (two grades per classroom). Although the school may grow, it was decided that the planning process should focus on accommodating the current need and not plan for growth. An ideal future school size of 200 was discussed as a long-term possibility (20 years out).
- C. **Parking/Dropoff:** There is a need to park 30-40 cars now for typical daily school use. School events and meetings (which occur each Monday) require more parking and currently overflow onto lot HI. The school currently leases parking spaces from the Lawson Hill HOA on lot HI. Parents of younger students walk students to their classrooms. Parents of older students typically drop them off and leave. Currently cars back into the front area so that they can leave by pulling forward. Their may be a future shared parking opportunity with the development of Lot HI. The number one issue the school currently faces is inadequate parking and student drop-off.
- D. **Zoning:** Lot F1 is currently zoned Commercial, but has a rider for school use. Lot F2 and G are zoned commercial. Lot HI is zoned Public Good. The proposed land transfer would deed additional land from lot HI (owned by the HOA) to the school for the purpose of aligning the property line with the access easement and to provide more parking for the school. In exchange, the school would rezone their properties to Public Good and allow the HI property to be Commercial. This rezoning would diminish the value of the TMS lots, but may have advantages for the school use.
- E. **Playgrounds:** Currently the Montessori utilizes the roof plaza that connects to grade as a playground for pre-school age students. The "Hill" is a natural area on the west side of the site (Lot F2) that is beloved by students and parents for its creative and natural characteristics. There is more space to the west on F2 for expansion of the natural play area. The parking area due north of the school is used as a hard surface play area and as a place to put picnic tables for eating when the weather is nice. TMS generally likes the play areas they have and they work well for the school. The desire would be to create a situation where the play areas are not part of the vehicular circulation system. There are athletic fields maintained by the HOA that are within walking distance to TMS that are used by the school.
- F. **Easements and Storm Drainage:** There is currently a utility easement on the southwest side of the building for the sewer service; however, the sewer is not located here. It was noted that there is a drainage pond on Lot G near the traffic circle that is used for offsite drainage by the HOA. The school sees a possible future access point off of Scenic Drive onto the west side of Lot F2.

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- G. Fences:** Chain link fences were installed extensively around the school to delineate playground space for TMS. The HOA does not allow chain-link fences based on the current commercial zoning of the site. It is possible that if the campus was rezoned to Community Good that the chain-link fences may be able to remain in place. The HOA would prefer that the fences be more in keeping with the character of the neighborhood.
- H. TMS Building Spaces:**
- a. Building Access:** The front entry is hidden behind the loading dock/trash area and provides poor visual identification of the public building access. The Rock & Roll Academy would ideally have a separate entry (and restroom).
 - b. Administrative Offices:** The faculty and administrative offices are distributed around the building. While this configuration isolates the front desk, it does offer some advantages in connecting administrators to the pulse of the school.
 - c. Kitchen:** The current facility can not provide food service due to water and sewer limitations when the building was originally remodeled for the school. This is possibly due to the sewer lift station and lack of grease interceptor. TMS does not desire a full commercial kitchen, but a limited food warming/serving area would be desired.
 - d. Great Room:** This space is currently used extensively when a large space is needed. This space is not large enough to assemble the entire school and should be expanded. This space has a need to be flexible to serve many functions for the school including assembly, performance, cafeteria, and large breakout space.
 - e. Classrooms:** The building is designed to have one classroom for each two grades. Currently there are two extra classrooms that are needed to accommodate the class sizes. Classroom size averages 16, but can vary a great deal and thus a flexible solution is needed. There is a need for two more classrooms than they currently have. There is also a need to have larger classrooms than is currently provided. The classroom need is the second highest priority.
 - f. Seminar Room:** This room serves as a conference room and also as a classroom. This room is utilized most of the day.
 - g. Grade Organization:** The school consists of the Lower School which is comprised of Grades 1-6 and the Upper School comprised of grades 7-12.
 - h. Gymnasium:** A traditional athletic gymnasium is not needed or desired. The school would benefit from a large flexible space that could offer recreational and PE opportunities. It was mentioned that there is a gymnastics studio across the street that may be for sale and may offer opportunities for school use.
 - i. Rooftop Expansion:** It was noted that the building can accommodate an addition located on the rooftop where the Montessori playground currently exists.
 - j. Sound Control:** The nature of the large open structure makes noise in classrooms a continual problem. Ideally more sound isolation between classrooms is needed.
- I. Priorities:** The master plan should address key building functional issues identified above. The top two issues facing the school are 1) Parking and Drop-off and 2) Classroom space. The master plan should also identify long term future growth space to firmly establish this as an expectation for the HOA and County. The master plan should provide cost estimates for the parking and playground solutions.

Attachments:

CC:

REPORTED BY: _____

Signature

Brian Calhoun, Principal

Printed Name