



PROJECT: Telluride Mountain School

PROJECT NO: 19069.00

DATE: March 4, 2020

ATTENDANCE: See attached attendance sheet

SUBJECT: Planning Advisory Team Meeting #3

The purpose of this meeting was to review the revisions to the site master plan, define additional site requirements, and establish consensus regarding the final product.

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

- A. Parking:** A revised parking layout has been developed which includes a total of 52 parking spaces. The 90 degree parking with 24 feet drive aisle is accessed from a drop off loop at the west end and an access point to San Miguel River Road at the east end. The parking lot is laid out for a potential parking deck above.
- B. Parking deck potential:** The layout of the on-grade parking will allow for a potential future parking structure, however the site size constrains the ability to circulate to the parking structure. Access to the parking structure would need to be provided from Society Drive. The elevation of the parking deck would allow for an on-grade access to the parking deck from Society Drive. This access would need to be discussed with the Lawson Hill HOA and fire department.
- C. Parking/Dropoff:** A modified round about is utilized for drop off and access to the west end of the parking lot. The drop off is wide enough for drop off along the west and south curb lines with vehicles passing in the drive lane. Vehicles can exit through the parking lot or bypass the parking lot and exit via San Miguel River Road.
- D. Building Additions:** Future additions are shown in three locations. The first location is within the current loading dock area. The second is on the roof top which is currently utilized for Montessori play. The third location extends to the west from the west end of the existing building. The first location would be proposed as phase 1 and include a 2-story addition with a footprint of approximately 1,000 square feet. The roof expansion area could accommodate the primary growth in educational space while the west addition area could be reserved for a potential multi-purpose space. Any addition to the west end will require significant excavation and either relocation of a drainage line/easement or spacing of the addition to accommodate the drainage line.
 - a.** Since the drop off loop is located to provide a buffer to the building there is the potential for a further building expansion on the east end. A small east addition could allow for the incorporation of a revised entry at some time in the future. A dashed line indicating a future addition should be included in the master plan diagram.
 - b.** The phase 1 building addition may be able to include a basement/crawl space area. The additional area is desired for storage opportunities. A potential basement/crawl space should be evaluated in concert with a geotechnical report and potential project budget.
- E. Additional Land Dedication:** A triangular area previously identified as a land swap area is shown being utilized for an outdoor education pavilion and outdoor instructional area. If the land swap does not proceed an alternate location for the outdoor education area will need to be provided.
 - a.** The outdoor education pavilion should include power and water connection. Water connection to be in for the form of a hose bib for gear cleaning. Sized similar to a garage the space should be able to be temperature controlled. Ski tuning, bike tuning, expedition outfitting, and fly tying are activities that the building should accommodate. The space should also accommodate substantial gear storage.

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- F. Playgrounds:** Play areas are focused in three general areas: Hard surface play, structured play, and nature play.
- a. Hard Surface Play.** The area north of the building currently utilized for hard surface play would maintain that functionality. The area should be graded to minimize the amount of slope from west to east while accommodating drainage. Surface types and coatings for the play area were discussed, however asphalt remains the most cost-effective option.
 - i.** A performance stage located at the west end of the hard surface area, where a play area is shown, would be good element to include in the master plan design. The performance stage could be a flexible use space which also helps with the grade transition.
 - ii.** Allowing for social gathering is important to maintain within the area north of the school.
 - b. Structured Play.** Traditional play structures are discouraged, however some more formal platform play for elementary age students should be provided. Platform play in the form of more natural elements is shown up the hill to the west of the school. This structured play area could be expanded to include Montessori play if a rooftop addition occurs in the future.
 - c. Nature Play.** The west area of lot F2 is intended as a natural space for students. Student driven structures or playscapes could be created to be temporary or more permanent.
 - i.** The woods are a great place for social gathering. Maintaining and allowing for those interactions is good.
 - ii.** The woods are mostly utilized by the elementary age students. Locating the elementary play area near the woods is a good option.
- G. Gathering Areas:** Areas for gathering and picnic tables are illustrated to the north of the building entry. Areas for gathering, lunch, and outdoor seating are needed. The location proposed worked well.
- H. Outdoor Classrooms:** Several outdoor classrooms are proposed. The intent is for them to retain a more natural aesthetic.
- I. Natural Aesthetic:** The site plan illustration included several images which depicted examples of play elements, gathering spaces, and other site features. Natural elements with timber, log or rock like elements were generally portrayed. The aesthetic appear to meet the intent and expectations of the group.
- J. PV Array:** The group would like to plan for the potential installation of a PV array. There are several opportunities on the site to locate a PV or multiple PV arrays. The primary option would be to provide cover over the parking lot area in the form of a PV canopy. Other options include the outdoor education pavilion or small structures flanking the hard surface play area. Panels in close proximity to each other and in the highest quantity would be most cost effective and highest production concept. The master plan site will note several locations such that underground conduit infrastructure can be planned when undertaking individual elements of the master plan.
- K. Fencing:** Chain-link fencing currently surrounds most of the play areas to the west and north. An alternative to chain-link fencing which blends in with the natural environment is desired. Maintaining chain-link fencing on the roof top play area and at the north edge of the hard surface play area may be an option.
- L. Geothermal Option:** Utilizing a geothermal bore field as part of a building mechanical system or snow melt system may be desired in the future. The group discussed a horizontal bore field under the parking lot. Horizontal geothermal fields have not been that successful in the state with vertical bore fields being the most prevalent type utilized. A soil conductivity test and test bore hole should be undertaken in concert with the geotechnical report when the phase 1 building addition and parking lot begin the design process.
- M. Next Steps:** RTA will refine the site master plan over the next several weeks to incorporate the teams comments. Additionally, a schematic building elevation will be created to illustrate how a roof top addition could integrate into the building architecture and a conceptual image of the phase 1 building addition will be created. Final documents will be assembled into a master plan package which will also include meeting notes and process documents.

Attachments:

CC:

REPORTED BY:

Signature

Michael Riggs, Associate Principal

Printed Name

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