

November 16, 2021

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Planning Department
City of Louisville
749 Main Street
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Re: (Revision No. 1) Written Narrative – Amendments to Centennial Valley General Development Plan and Development Agreement

To Whom It May Concern:

This firm represents Fusion Learning, Inc. d/b/a Fusion Academy and its affiliates (“Fusion Academy”) in connection with their application (the “Application”) for amendments to the Centennial Valley General Development Plan (the “GDP”) and that certain Amended and Restated Development Agreement dated April 17, 1984, as amended from time to time (the “Development Agreement”) to add the “Private School” use as an allowable use for a portion of Parcel G of the GDP. The property subject to the Application is approximately 4.15 acres located in Parcel G of the GDP and known as 168 Centennial Parkway (the “Property”) in the City of Louisville (the “City”). The Property is located within the Centennial Valley Planned Community Commercial Zone District (the “CV PCZD”).

The GDP and Development Agreement prescribe the allowable uses for the Property. The Property is currently improved with a 59,629 square foot office building (the “Building”) and associated parking. As required by Section 17.72 of the City’s Zoning Ordinance (the “Code”), we are providing this Written Narrative on behalf of Fusion Academy, requesting that the City approve the Application to allow the Private School use on the Property.

Narrative

Fusion Academy offers one-on-one schooling for children from grades 6-12 and specializes in creating customized coursework for full-time, part-time, and tutoring programs. Fusion Academy seeks to establish a campus in a portion of the Building comprising approximately 8,748 usable square feet (10,043 rentable square feet), as depicted on the concept plan attached hereto as Exhibit A (the “Campus”). The Campus is essentially a makeup of “classrooms” that operate more like small offices, where teachers provide one-on-one schooling or tutoring for students. There are no large classrooms in the Campus. The Campus will operate from 8:00am until 9:00pm, with vehicle traffic spread throughout the day. Approximately 25-30 teachers work fulltime and serve an average of 30-40 students, not to exceed 65 students on site at any given time, throughout the day. For more information on Fusion Academy, please see the overview attached hereto as Exhibit B.

Based on discussions with the City, Fusion Academy understands the City would classify the operation of the Campus as a “Private School.” The Private School use is not currently allowed on the Property. Therefore, Fusion Academy seeks to reclassify the acreage allocated to the Property (and referred to as “Parcel G-3” in

the GDP and Development Agreement) as “Research / Office / Private School” in order to preserve the current uses allowed on the Property, while also permitting the Campus.

Compliance with Section 17.72 Considerations

The Application meets the approval considerations, set forth in Section 17.72 of the Code as follows:

- *17.72.010. The Application conforms with and furthers the purpose statement of the planned community zone district.*

The Application allows for a new use on the Property that is complimentary to the existing uses in the CV PCZD and GDP. The Application is merely an amendment to the existing GDP and Development Agreement and does not compromise the health, safety, or general welfare of the people of the City. Instead, it enriches the diversity of commercial uses and options available to the surrounding community. The proposed Campus will attract new commercial users to the area that will support the existing retail and service businesses. The Application still adheres to the coordinated community design and contemporary land planning principles established in the CV PCZD and does not modify the ownership or size of the property subject to the CV PCZD.

- *17.72.30. The Application provides for a suitable use of the Property.*

The Application provides for a suitable and complimentary use of the Property. All existing uses will remain permitted on the Property, while the “Private School” use is added. As noted above, the day-to-day operations of the Campus are more akin to an office than a traditional school, and any noise or traffic generated by the Campus will resemble the existing office uses.

- *17.72.30. The Application addresses the elements established in 17.17.30(A)-(D).*

The Application does not alter the number of dwelling units, location of existing school sites, parks, open spaces, recreation facilities, and other public and quasi-public facilities, or modify any existing streets in the CV PCZD. All foregoing elements remain as addressed in the CV PCZD. The Application simply adds the Private School use to the Property. Development on the Property will still adhere to the CV PCZD.

Conclusion

We appreciate the opportunity to provide this information to the City. Please do not hesitate to contact us if you require further information regarding the Application.

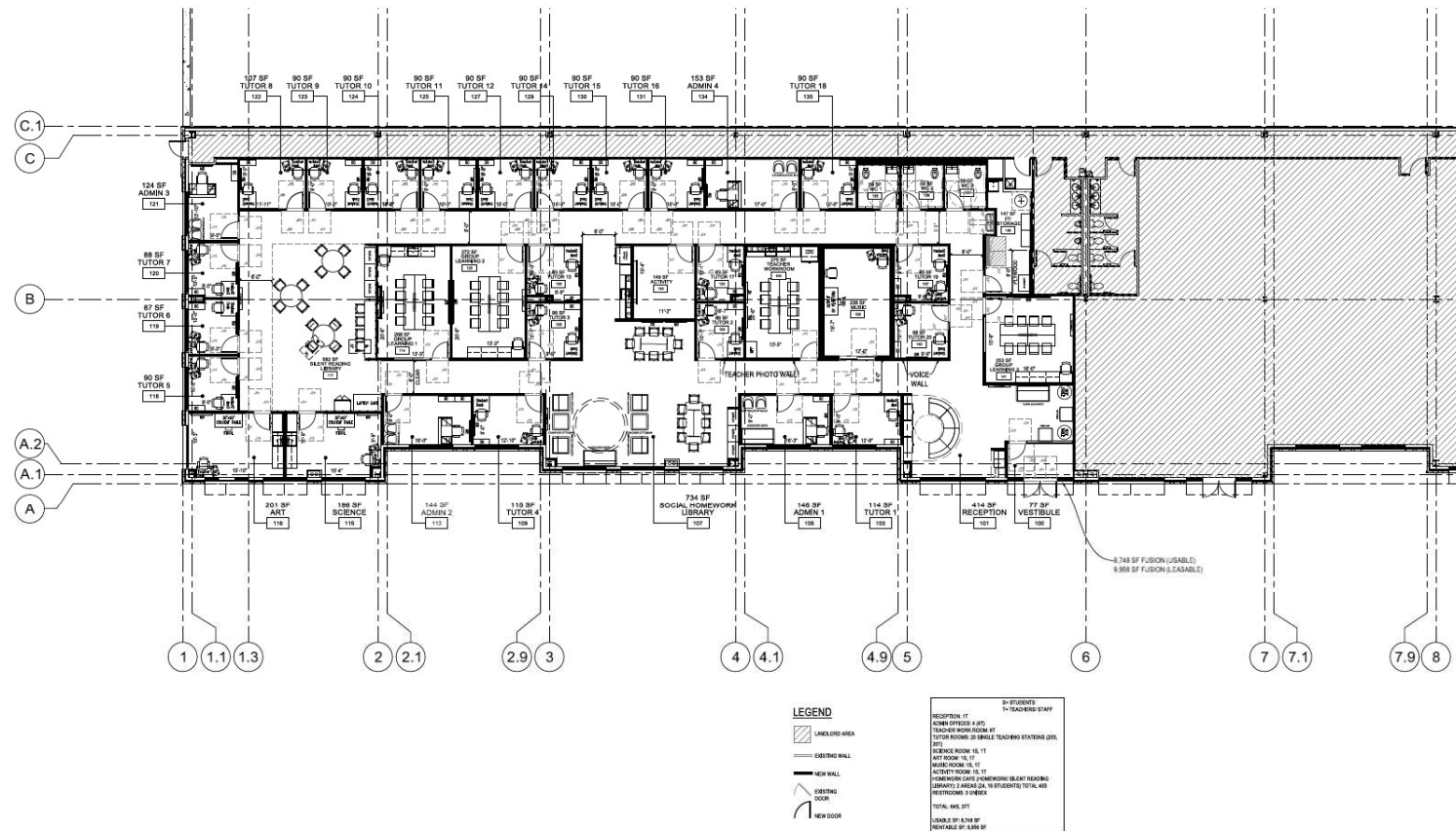
Sincerely,



Jim Johnson
For the Firm

JTJ/LKL

Concept Plan



Sheet No.	Title	TEST FIT PLAN #4
TF4	Date	09/15/21
	Scale	1/8" = 1'-0"

FUSION - (BOULDER) LOUISVILLE, CO 80027
168 CENTENNIAL PARKWAY
TEST FIT #4 - 8,748 S.F.

fusion

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ARCHITECTURE INC**
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EXHIBIT B

Overview of Fusion Academy



Introduction

Fusion Academy is an innovative, individual focused, fully-accredited school and tutoring facility for students in grades 6-12. Fusion Academy specializes in helping students who need an alternative to the traditional school model by providing a unique, personalized approach to learning and life. All core curriculum classes are taught one to one; one student-one teacher, in addition students can attend small collaborative group classes for elective credits. Rather than forcing students to conform to a one-size-fits-all approach to education, we adapt to each student's individual needs and learning styles using a one-to-one mentoring approach. At Fusion, we work with each student to tailor a program designed to specifically meet his/her individual needs and interests. This approach engages students in their own learning process and ultimately leads to high levels of academic success.

By utilizing a one-to-one mentoring method, Fusion is able to recognize and encourage each student's talents and abilities while providing a completely customized program. This comprehensive approach, combined with Fusion's nurturing environment and culture, allows students to thrive. As President and Founder Michelle Rose Gilman stated, "Parents always ask me why their child will succeed at Fusion. The answer is simple: **because one-to-one works.**"

How it Works

Fusion Academy has been successful because of its unique educational model: one teacher, one student. For all core subjects Fusion provides a one-to-one student-teacher ratio. In addition to the one-to-one classes Fusion also offers small collaborative programs designed to teach students team work and individual responsibilities within a group. Due to Fusion's focus on the individual, Fusion is able to offer a flexible, year-round academic schedule designed to meet the demands of students whose needs don't conform to a "traditional" semester calendar. Each student's class schedule is developed on an individual basis, so every student's school day is different. Not all classes begin at 8 am and end at 2pm. Students get to choose when they begin and end their day based on their needs and individual circumstance.

A year-round schedule means students can enroll and begin classes at any time. Students at Fusion Academy take state certified courses in science, mathematics, history and social studies, visual and performing arts, English, foreign languages, and special interest areas that meet high school graduation requirements. Additionally, students have opportunities to participate in honors-level courses and courses approved by the state of Colorado in each content area.

Business Overview

Fusion Academy is a private, for-profit school charging tuition of approximately \$42,000 per year. Fusion Academy targets communities with 10,000 households in a 10 mile radius with an income of \$250,000 or greater. Given the high levels of success with Fusion Academy, we seek to replicate this program and open a school in your community.

Classes meet Monday through Friday. Each core class is held twice a week; group collaborative classes meet once a week. All full time students are required to attend classes five days a week. Students can choose to stay after class and use that time to catch up or gain additional help from teachers. Additionally, the school is open on Saturdays and Sundays for both tutoring and class

credit. Each class period is 50 minutes. A typical maximum load is four classes Monday – Thursday and two classes on Fridays. An example of a student schedule is listed below:

Monday/Wednesday	Tuesday/Thursday	Friday
Algebra 8:00 am – 8:50 am	French 1 8:00am – 8:50 am	Fusion Forum: Robotics 9:00 am – 9:50 am
US History 9:00 am – 9:50 am	Drama 9:00 am – 9:50 am	Fusion Forum: Speech 10:00 am – 10:50 am
Biology 10:00 am – 10:50 am	Government 10:00 am – 10:50 am	Homework Café 11:00 am – 11:50am
English 9 11:00 am – 11:50 am	Computer Graphics 11:00 am – 11:50 am	
Homework Café 12:00 pm – 1:00 pm	Homework Café 12:00 pm – 1:00 pm	

The school opens with students and teachers starting to arrive between 7:30 am and 11:00 am. Fusion Academy offers one to one classes and group sessions from 8:00 am until 9:00 pm Monday – Thursday and on Fridays from 8:00 am – 4:00 pm. The 25-30 teaching offices are busy throughout the entire day, thus spreading vehicular traffic over the course of 13 hours. On average, Fusion Academy has around 8 student vehicles in the parking lot at any given time. The rest of the students are picked up and dropped off.

Fusion Academy occupies approximately 11,000 square feet. The physical make up of Fusion consists of the following spaces:

- Four (4) Administration offices, including:
 - Director's Office,
 - Assistant Director's Office
 - Registrar's/Billing Office
 - An Outreach Office
- A Teacher Conference Room
- Twenty-one (21) Individual Tutoring Offices
- Four (4) Collaborative Group Classrooms
- Two (2) Workrooms (Art and Science)
- Two (2) Music Studios
- Two (2) Homework Cafés
- A Storage Room

Fusion's one-to-one classrooms are approximately 110 sq/ft. They are designed specifically to provide a homelike atmosphere for student to learn and grow. Collaborative classrooms are larger, designed to fit 8 students, they are on average 250 sq/ft. Although Fusion does offer a limited amount of collaborative classrooms the school is run more like a tutoring center, thus it does not have a playground or outdoor area used for recreational activities. Students arrive on campus for classes. When they have completed their classes and homework for the day, they leave. The atmosphere, therefore, is professional and businesslike.

Our Students

Our students have historically been unsuccessful in other academic settings. Students who attend Fusion Academy tend to fall into three main categories:

1. Students who are actors/athletes and require a flexible school schedule because of their career and lifestyle;

2. Students who are ahead or behind in school and would benefit from an accelerated or more moderately paced schedule; and
3. Students who suffer from physical illnesses or social issues that make it difficult for them to be successful in a traditional classroom.

Important to note, however, is that most Fusion Academy students have average to above average intelligence. Many of our students are capable of achieving high levels of academic success given the appropriate support and environment.