



August 11, 2023

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Ms. Parsons,

As one of the fastest growing Districts in the State of Colorado, we are in the midst of reassessing our Master Plan. We have been working diligently on realignment with today’s growth and future projections. The District is utilizing the expertise of Western Demographics, Inc. to assist in the development of our Master Plan.

Our current net usable standards documented in Board Policy FEE-R reflects the following;

District 49 – Current Standards	Elementary School	K-8	Middle School	High School	K-12 Facility
Board Policy FFE-R: Capacity	600 & 2-3 preschool rooms	900 & 2-3 preschool rooms	900	1,600	N/A
Board Policy FFE-R: Usable Acres	12	25	25	60	70

The Student Generation Rate Assumptions utilized by Western Demographics, Inc. is noted below;

School Level	Single Family Units	Single Family Attached	Multi - Family Units
Elementary School (K-5)	.30	.15	.07
Middle School (6-8)	.12	.06	.03
High School (9-12)	.15	.08	.04
Totals:	.57	.28	.14

District 49 is located within two different governing jurisdictions: Each noting *“minimum acreage requirement for schools, assuming ideal site topography.”*

Jurisdiction	Elementary	Middle School	High School
Colorado Springs	10 acres	20 acres	45 acres
El Paso County	10 acres	20 acres	45 acres

District 49 has encompassed approximately 133 square miles since 1958. After much thought and discussion, the district is taking into consideration the increased demand for programmatic criteria including; alternative learning spaces, the activities in connection with the school programs, peak enrollment projections and optimizing enrollment balance. Next, we reviewed Board Policy FEE-R for the Districts selection criteria, including, but not limited to, potential safety and environmental nuisances such as stormwater/drainage, parking, drop-off and pick-up safe spaces for parent/child on designated site versus in the street or neighboring



communities, flood plains, geologic hazards, standing water, ADA associability compliance, and excessive slopes that has the potential to impact net acreage. Finally, the locational factors including, but not limited to, zoning, accessibility, proximity to students/growth and other potential uses rise to the forefront.

Based on the information at hand, the District is recommending an increase to the minimum requirements as set forth due to land becoming scarcer, while the growth and ultimately need will continue to increase for District 49.

District 49 is recommending the “*net usable acreage*” is adjusted upwards to accommodate the anticipated growth, and potential realignment of grades. The Districts average acreage per site classification is following;

	Elementary School (Plus Pre-K)	K-8 (Plus Pre-K)	Middle School	High School	*K-12 Facility
Current D49 Standards	12	25	25	60	70
Average Acreage per District Sites	14.19		26.29	54.76	
Proposed Standards	15	35	30	60	70

**Discovery Canyon PK-12 Campus – 75 acres - planned for 3,000 students*

Ideally, our goal is to maximize the functional capacity and building utilization of each and every school site, while maintaining the astronomical growth in a balanced approach. Projecting impacts from School Choice and potential boundary line developments, while taking into consideration the ideal utilization range, lacking modular units, would be 90% of capacity.

District 49 is agreeable with updating the El Paso County Land Development Code and would request that District 49’s net usable acreage increase in accordance with the chart above.

District 49 supports the recommendation from SD38 and WSD3 for the proposed fees in lieu of land, based on Fair Market Value at \$ 2,217.84 per dwelling unit.

We appreciate your efforts in spearheading the updates to the Land Development Code as it pertains to School Land Dedication and Fees. With a target goal of implementation by 2024 District 49 supports your proposal of phasing the implementation of new fees.

Should you require any additional information, please do not hesitate to contact me directly.

Warm Regards,

Evelyn Galane Phillips

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