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PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
 Thomas Bailey, Chair

FROM: Lisa Elgin, Planner
 Hao Vo, P.E., Engineer
 Meggan Herington, AICP, Executive Director

RE: Project File Number: U241
 Project Name: BOCES Approval of Location
 Parcel Number: 4200000362

OWNER:	REPRESENTATIVE:
Pikes Peak Board of Cooperative Educational Services 2883 S Circle Drive Colorado Springs, CO 80906	William Guman & Associates, Ltd. Bill Guman 731 N Weber St Suite #10 Colorado Springs, CO 80903

Commissioner District: 2

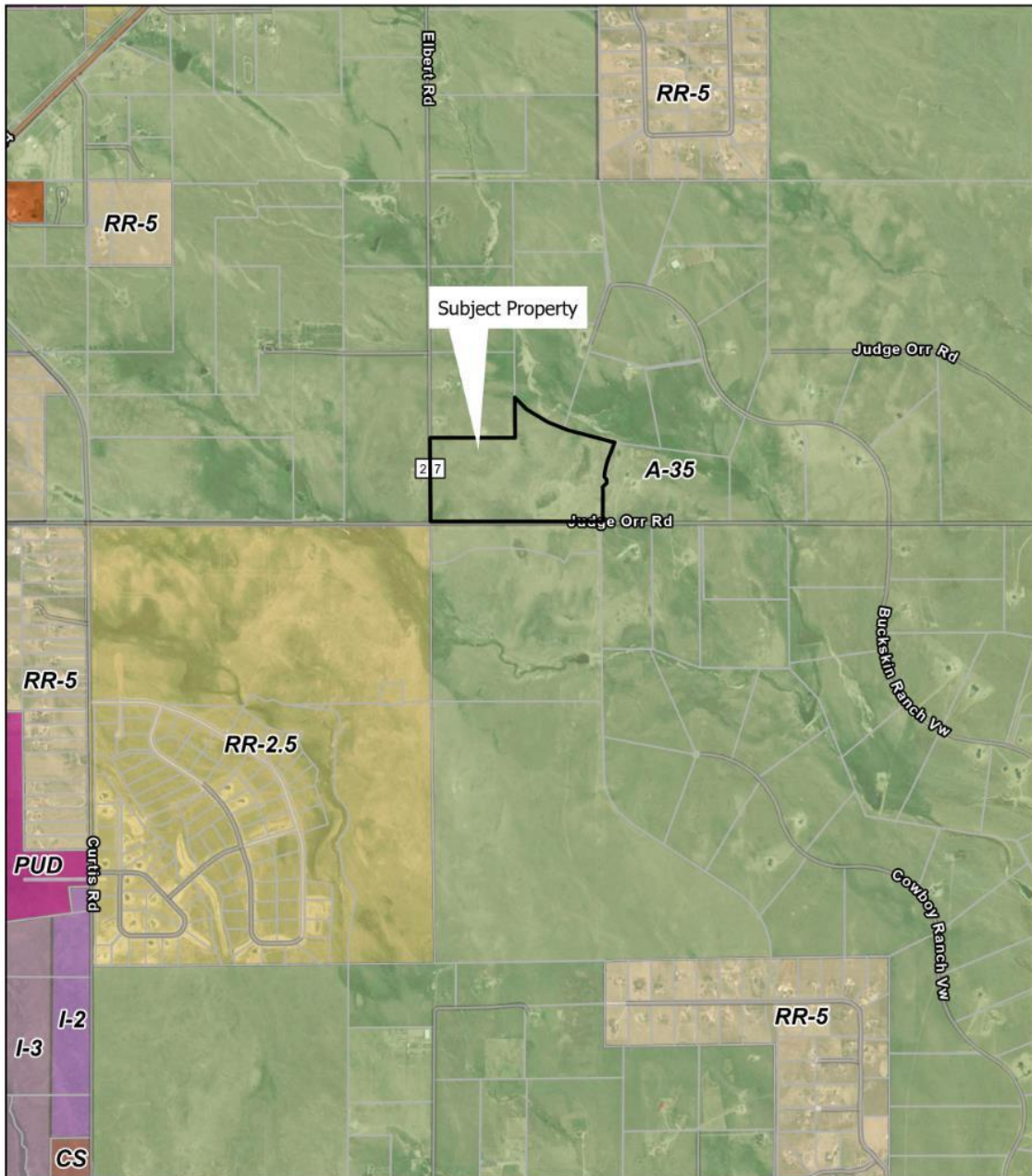
Planning Commission Hearing Date:	08/15/2024
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EXECUTIVE SUMMARY

A request by Pikes Peak Board of Cooperative Educational Services (“PPBOCES”) for Approval of Location to allow for the placement of an 86.38-acre campus consisting of Administration Headquarters, secondary vocational instruction, a community water system, up to 121 single-family residences, internal streets, parking, and common areas.

The campus will be built out in six phases. The first phase consists of Construction Trades, water treatment facility, and 10 homes. The second phase will include the PPBOCES





	<h1>Zoning Map</h1> <p>File No. U241 Map Series No. 1</p>	 <p>0 0.1 0.2 0.4 Miles</p>
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Administration Office and 13 homes. The third phase adds Information Technology, Law Enforcement Training, Firefighting Training and 24 homes. The fourth phase incorporates Vocational Training, Sports Field/Turf Grass Management and 26 homes. The fifth phase is comprised of Medical Training, Food Services, Culinary Arts and 25 homes. The final phase completes the campus with Veterinary Sciences, Horticultural Sciences and 23 homes. Should the Planning Commission approve the location of the campus, the applicant will be required to obtain Site Development Plan approval.

A. REQUEST/AUTHORIZATION

Request: A request for an Approval of Location to permit a vocational school campus.

Authorization to Sign: There are no items requiring signature associated with this request.

B. APPROVAL CRITERIA

Section 5.3.3.J, Approval of Location, Review Standards, of the Land Development Code (as amended) states:

The application for a public use, structure or utility is reviewed for conformity with the submittal and processing requirements included within this Code and Procedures Manual and for conformity with the adopted Master Plan.

C. BACKGROUND

A request by the current owner of the property, PPBOCES, was submitted on June 13, 2024, to initiate the establishment of a vocational school campus. Development is proposed to consist of secondary education facilities for vocational training, campus housing, and a community water system. PPBOCES has been given approval by the Meridian Service Metropolitan District to be included in its wastewater treatment system.

D. ANALYSIS

1. Land Development Code Compliance

The request for Approval of Location is reviewed for conformity with the requirements of the Land Development Code and conformity with the County Master Plan. Staff concurs that the proposed use complies with Section 5.3.3 of the Code regarding Approval of Location and C.R.S. 30-28-110 provided the included conditions and notations are adopted.



2. Zoning Compliance

Section 5.3.3.C of the El Paso County Land Development Code (as amended) describes the applicability for the Approval of Location process as follows:

The Planning Commission is required to review and approve construction of or plans for the construction of any road, park, or other public way, ground, or space, public building or structure, or public utility, whether publicly or privately owned prior to the construction of any facility.

The proposed development is for the establishment of a vocational school campus. Due to the use serving a public purpose, the proposed development meets the applicability for an Approval of Location as identified above. Should the Approval of Location be approved, the applicant will be required to submit and receive administrative approval of a Site Development Plan prior to initiating construction of the PPBOCES Campus which will include Administration Headquarters, secondary vocational instruction, a community water system, up to 121 single-family residences, internal streets, parking, and common areas.

E. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

The scope of the project is located in the north/central portion of El Paso County in the Large-lot Residential Placetype/Priority Development Area. The Your El Paso Master Plan (2021) discusses the need for the accommodation of growth of student population, particularly in the northern areas of the County. Specifically, Chapter 7, Page 95, of the Master Plan states:

The County population has grown quickly and has caused a significant need for additional schools for all grade levels, particularly in the northern areas of the County. Further, the population is projected to grow in the future, which will continue to put pressure on education facility providers. Coordination is needed to support the educational system as it absorbs this growth today and in the future.

According to data included on Page 10 of the Master Plan, El Paso County is projected to increase in population by roughly 256,000 by 2050, which represents an approximate 35% increase in population from 2019. Due to the expected rapid



population growth, goals and objectives were developed to strategically manage the effects. A relevant goal and objective are as follows:

Goal CF11 – *Coordinate with agencies to provide high-quality community facilities, services, and infrastructure to enhance quality of life.*

Objective CF11-2 - *Support efforts by the school districts to develop individual long-range capacity and facilities plans based on planned growth in El Paso County in order to accommodate actual growth.*

2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – *Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*

Policy 1.1.1 – *Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.*

Goal 1.2 – *Integrate water and land use planning.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 3 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 3 for central water providers:

The Plan identifies the current demand for Region 3 to be 4,494 acre-feet per year (AFY) (Figure 5.1) with a current supply of 7,164 AFY (Figure 5.2). The projected demand in 2040 for Region 3 is at 6,403 AFY (Figure 5.1) with a projected supply of 7,921 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region 3 is at 8,307 AFY (Figure 5.1) with a projected supply of 8,284 AFY (Figure 5.2) in 2060.

A finding of water sufficiency is not required with an Approval of Location.

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3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the property as having a low wildlife impact potential.

The Master Plan for Mineral Extraction (1996) identifies no significant resources in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

F. PHYSICAL SITE CHARACTERISTICS

1. Hazards

The subject parcel is not located in any defined area of hazard.

2. Floodplain

FEMA Flood Insurance Rate Map panel number 08041C0558G which has an effective date of December 7, 2018, indicates that the site is not located within a regulatory floodplain.

3. Drainage and Erosion

The proposed project is located within the Geick Ranch Basin (CHMS0400), which is not included in the El Paso County Drainage Basin Fee program. Therefore, drainage basin and bridge fees are not applicable.

A grading and erosion control plan, and drainage report will be required in the subsequent application.

4. Transportation

The property is located north of Judge Orr Road and east of Elbert Road. The project proposes a vocational school campus which will significantly increase traffic on County facilities. According to the 2016 Major Transportation Corridors Plan Update (MTCP), corridor preservation for Judge Orr Road adjacent to the subject property is planned for a future two-lane principal arterial. A transportation impact study will be required in the subsequent application. Road Impact Fees, as outlined in Resolution 19-471, are applicable to the development and must be paid as per condition number three (3) under Recommended Conditions and Notation.

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G. SERVICES

1. Water

Water service is to be provided by a community water system designed, engineered, and constructed by PPBOCES. Per the applicant's statements, PPBOCES owns all the water rights for the proposed campus and intends to design, engineer, and construct their own community water system, as well as extend central water services to the adjacent Jane Davis Ranch through a water services agreement. A Water Resources Report is being prepared by a hydrological engineer. This report will be required with the site development plan application.

2. Sanitation

Wastewater service is to be provided by the Meridian Service Metropolitan District. A Will Serve Letter from the District will be required with the Site Development Plan application.

3. Emergency Services

The site is served by the Peyton Fire Protection District.

4. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for an Approval of Location. The El Paso County Community Services Department, Parks, and Recreation Division was sent a referral for the Approval of Location and had no outstanding comments.

5. Schools

Land dedication or fees in lieu of school land dedication are not required for an Approval of Location.

H. APPLICABLE RESOLUTIONS

See attached resolution.

I. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

J. RECOMMENDED CONDITIONS AND NOTATION

Should the Planning Commission find that the request meets the criteria for approval outlined in Section 5.3.3 (Approval of Location) of the El Paso County Land Development Code (as amended) staff recommends the following conditions and notation:

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CONDITIONS

1. Approval of a site development plan by the Planning and Community Development Department is required prior to initiation of the proposed use and site improvements as depicted in the site plan Exhibit B and described within the letter of intent.
2. No substantial expansion, enlargement, or modification of the site development plan shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code (as amended).
3. Road Impact Fees, as outlined in Resolution 19-471, are applicable to the development and must be paid at the time of Site Development Plan approval.

NOTATION

1. Approval of Location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 8 adjoining property owners on July 31, 2024, for the Planning Commission meeting. Responses will be provided at the hearing.

L. ATTACHMENTS

Map Series
Site Plan Drawings
Letter of Intent
Draft Resolution





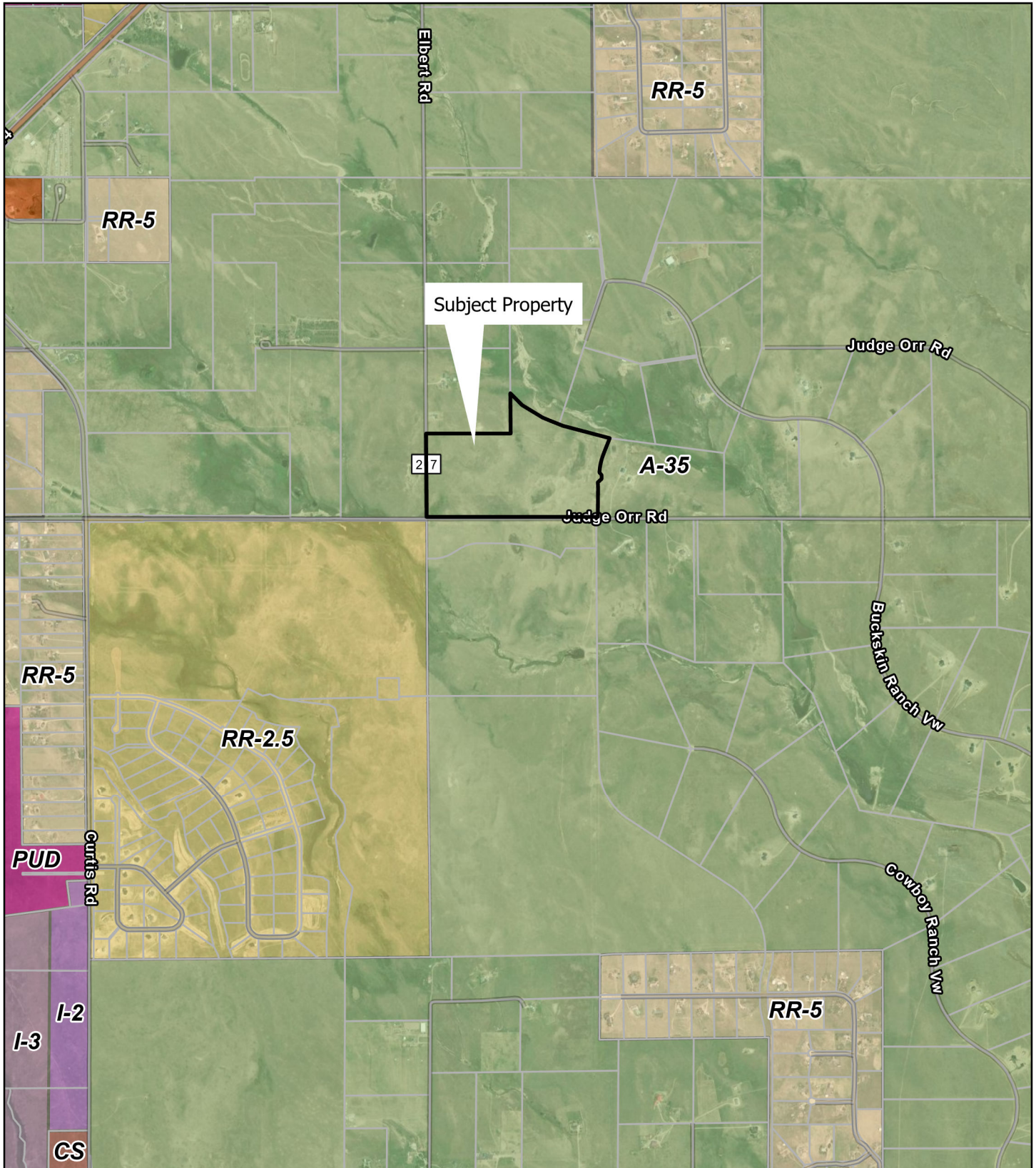
Aerial Map



File No. U241

Map Series No. 1





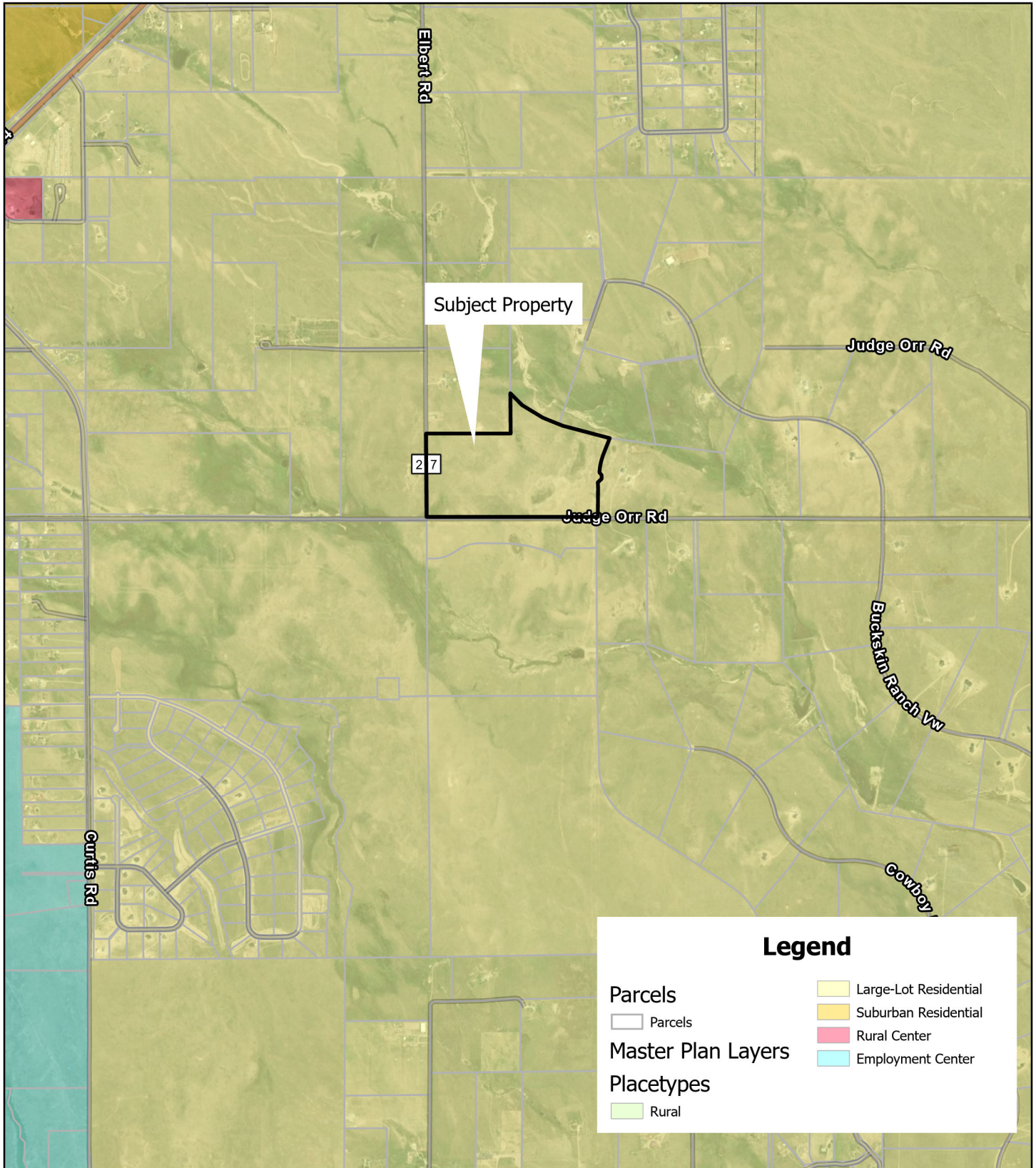
Zoning Map



0 0.1 0.2 0.4 Miles

File No. U241

Map Series No. 1



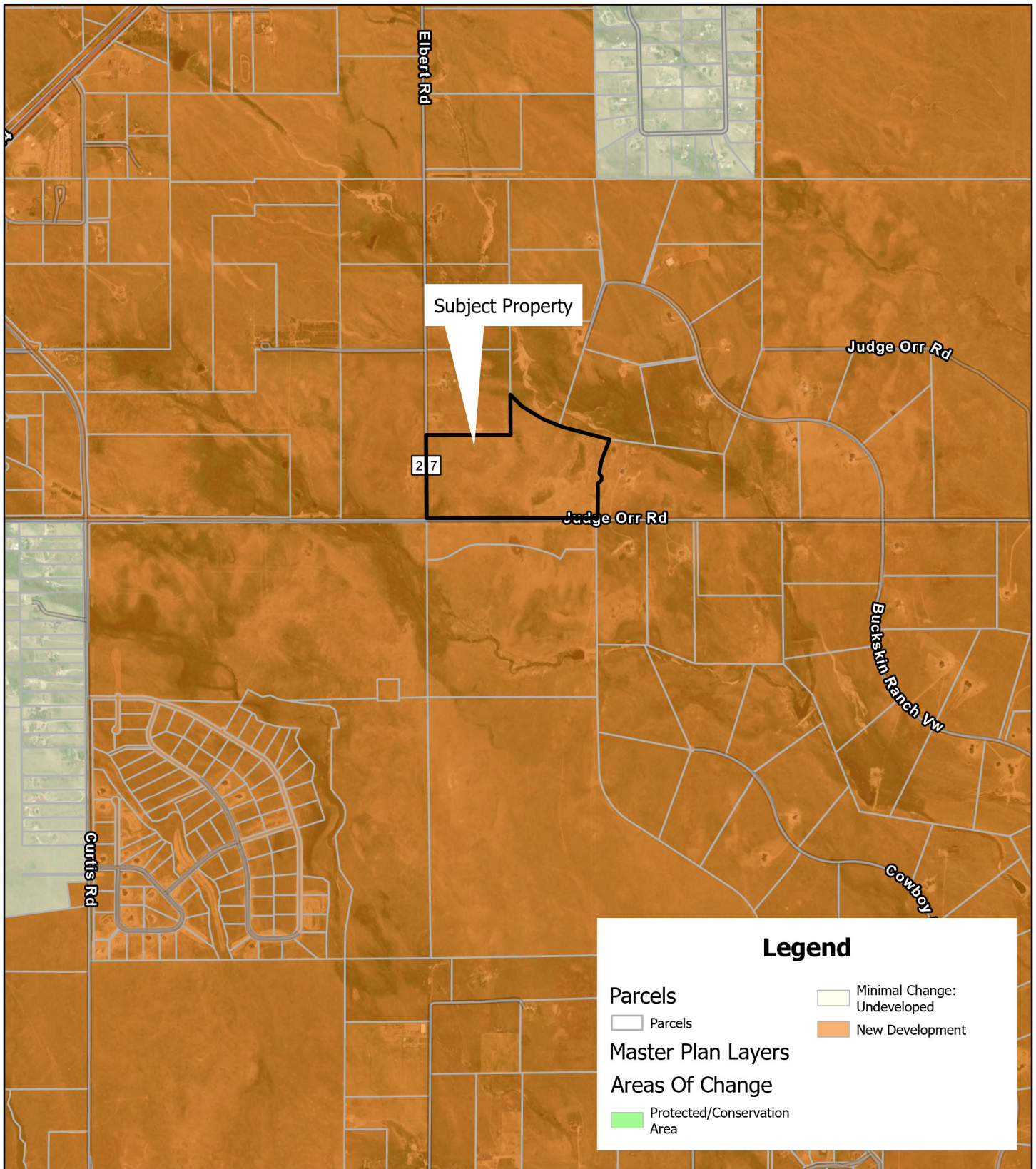
Placetypes Map



0 0.1 0.2 0.4 Miles

File No. U241

Map Series No. 2



Areas of Change Map

File No. U241

Map Series No. 3



EXISTING LAND USE:
Vacant / grazing

CURRENT ZONING:
A-35 (Agricultural)

PROPOSED ZONING:
A-35 (Agricultural) Approval of Location and Subdivision Exemption Plat applications have been submitted concurrently with Development Plan

PLACETYPE:
Large-Lot Residential (immediately adjacent to Employment Center) Your El Paso County Master Plan 2027

PROPOSED LAND USE DATA TABLE:

LAND USE	GROSS AREA:	ACREAGE:	NET AREA:	NET ACREAGE:
Water Treatment Facility	85,813sf	1.97ac	72,838sf	1.67ac
Vocational Training Campus	1,094,227sf	25.10ac	889,098sf	20.23ac
Open Space Tract A	316,245sf	7.28ac	22,352sf	0.51ac
Open Space Tract B	320,166sf	7.35ac	316,110sf	7.25ac
Open Space Tract C	183,823sf	4.22ac	175,412sf	4.02ac
Open Space Tract D	213,444sf	4.90ac	114,009sf	2.61ac
Electric Transmission Easement	464,350sf	10.66ac	464,350sf	10.66ac
Included	427,991sf	9.88ac		
TOTAL:	3,762,712sf	86.38ac	3,762,712sf	86.38ac

*all numbers rounded

PROPOSED LAND USES:

- A. Water Treatment Facility (developed and owned by PPOCOES)
- B. Vocational Trades Building
- C. Employment Training facility (in conjunction with the El Paso County Sheriff's Department)
- D. Fire Fighting and Protection Training facility (in conjunction with the Peyton and Falcon Fire Protection Districts)
- E. Medical Training facility (EMT/paramedic training)
- F. Food Services facility (Culinary Arts)
- G. Meat Processing facility
- H. Veterinary Sciences Training facility (Animal husbandry)
- I. Information Technology facility (Computer sciences and website development)
- J. Green Management Training facilities (Greenhouse management, Aquaponics, and Turf)
- K. Other Vocational Education training facilities based upon future needs of the community.
- L. Workforce/Campus Housing for PPOCOES teachers, instructors, and member District staff.

UTILITY PROVIDERS:

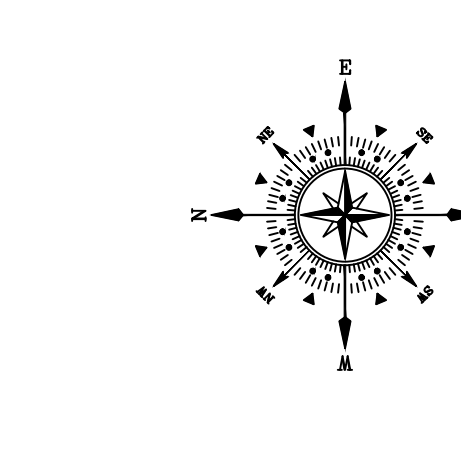
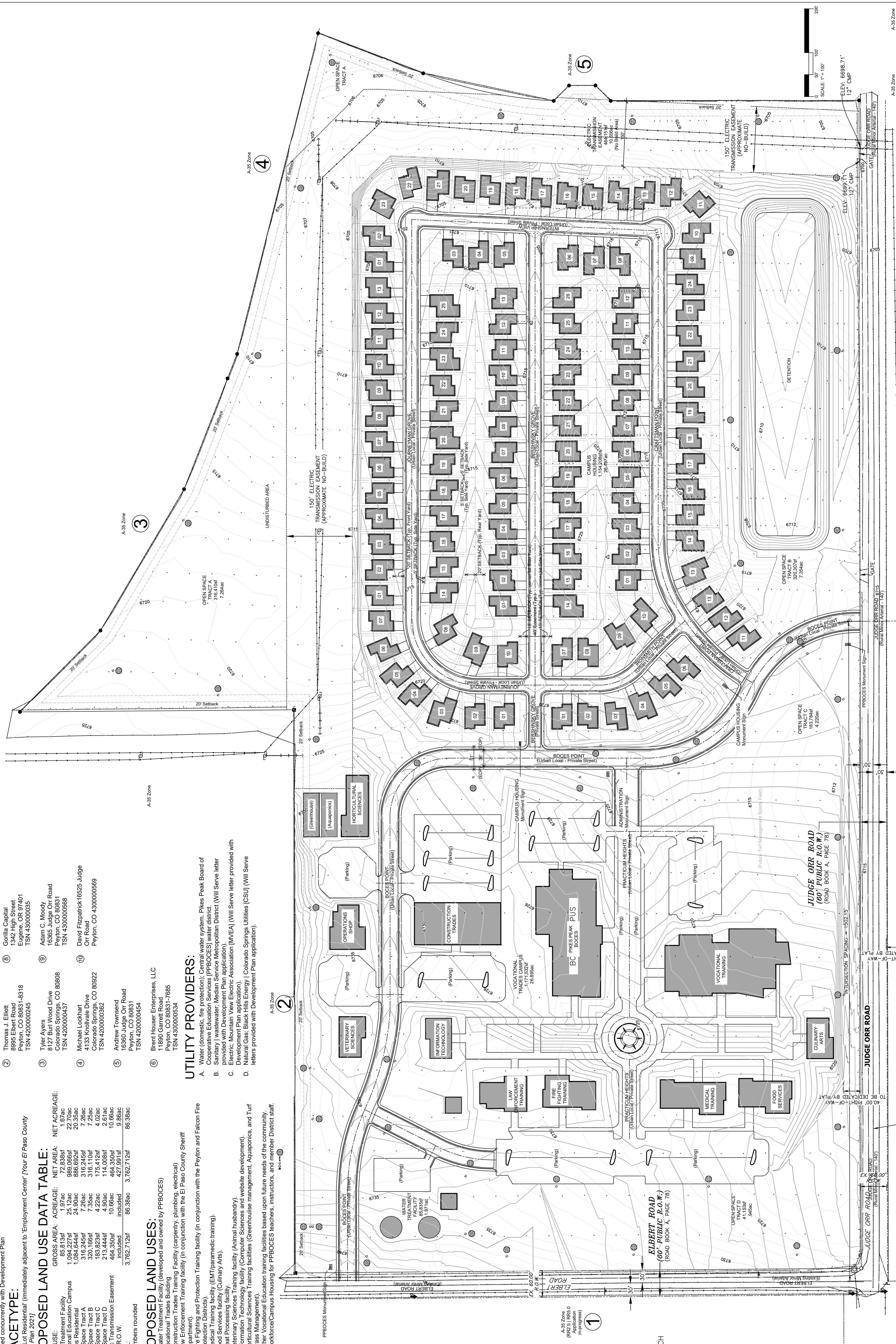
- A. Water (domestic, fire protection): Central water system, Pikes Peak Board of Cooperative Education Services (PPOCOES) water district.
- B. Sewer: Sewer, West Slope Metropolitan District (Will Serve letter provided with Development Plan application).
- C. Electric: Mountain View Electric Association (MVEA) (Will Serve letter provided with Development Plan application).
- D. Natural Gas: Black Hills Energy | Colorado Springs Utilities (CSU) (Will Serve letters provided with Development Plan application).

ADJACENT LAND OWNERS:

- | | | | |
|----------|---|----------|---|
| PLAN KEY | OWNER/TSN | PLAN KEY | OWNER/TSN |
| ① | Jana Davis Living Trust
9690 Garret Road
Peyton, CO 80831-8319
TSN 4200000470 | ⑦ | Brent Houser Enterprises, LLC
11890 Garret Road
Peyton, CO 80831-7685
TSN 4200000537 |
| ② | Thomas J. Elliott
8995 Elbert Road
Peyton, CO 80831-4318
TSN 4200000245 | ⑧ | Gonilla Capital
1342 High Street
Eugene, OR 97401
TSN 4300000035 |
| ③ | Tyler Ayers
8127 Burl Wood Drive
Colorado Springs, CO 80908
TSN 4200000437 | ⑨ | Adam C. Moody
16395 Judge Orr Road
Peyton, CO 80831
TSN 4300000568 |
| ④ | Michael Lockhart
4133 Knowlvaie Drive
Colorado Springs, CO 80922
TSN 4200000362 | ⑩ | David Fitzpatrick
16525 Judge Orr Road
Peyton, CO 80831
TSN 4300000569 |
| ⑤ | Andrew Townsend
16360 Judge Orr Road
Peyton, CO 80831
TSN 4200000454 | | |
| ⑥ | Brent Houser Enterprises, LLC
11890 Garret Road
Peyton, CO 80831-7685
TSN 4300000534 | | |

PIKES PEAK BOCES

PLOT PLAN



PROJECT NAME: Pikes Peak BOCES
PROJECT ADDRESS: Judge Orr Road, Peyton, CO 80831

DATE: 02/27/2024
DESIGNED BY: WFS
CHECKED BY:

REVISIONS:	DATE:	BY:	DESCRIPTION:
1	02/27/2024	WFS	REVISED PHASE 2 & 3 LIMITS
2	02/27/2024	WFS	REVISED PARKING AND LAYOUT PLAN

NOTES:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE: PLOT PLAN

SHEET NO.: PP1.1

FILE NO.: 2 OF 2 SHEETS



William Guman & Associates, Ltd.

Bill Guman, PLA, ASLA, APA | Principal
Colorado Springs City Councilman 1993-2001
Colorado Springs City Planning Commissioner 1992-1993
Pikes Peak Regional Building Commissioner 1997-2001

SCAN FOR WEBSITE



URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE
ENTITLEMENT COORDINATION | CONTRACT

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-9700

Licensed Landscape Architects (PLA) American Society of Landscape Architects (ASLA) American Planning Association (APA)



EL PASO COUNTY

LETTER OF INTENT FOR: BOCES CAMPUS APPROVAL OF LOCATION

TSN # 4200000362

ZONE: A-35

June, 2024

OWNER/APPLICANT, AND PLANNING CONSULTANT:

Owner:

Pikes Peak Board of Cooperative Educational Services
(PPBOCES)
2883 South Circle Drive
Colorado Springs, CO 80906
(719) 622-2086
Patrick Bershinsky, Executive Director
PBERSHINSKY@ppboces.org

Applicant/Planner:

William Guman & Associates, Ltd.
Bill Guman, PLA, ASLA, APA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
(719) 633-9700
bill@guman.net

El Paso County Planner:

Ryan Howser, Planner
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6049
RyanHowser@elpasoco.com

Property Address:

Judge Orr Road, Peyton, CO 80831

TSN:	4200000362
Zoning:	A-35
Area:	86.38 acres

PPBOCES OVERVIEW

The *Pikes Peak Board of Cooperative Educational Services* (PPBOCES) is a unique vocational education organization founded in 1968. It primarily serves twenty-three school districts in the Pikes Peak Region of Colorado but offers some of its services statewide.

The Pikes Peak BOCES is an invaluable asset to local school districts in finding ways to best use educational dollars effectively without diminishing special education, federal programs and other programs vital to the education of our young people.

The Governing Board of Pikes Peak BOCES includes one school board member from each PPBOCES member district. The Board meets six times during the year to set policy, to approve expenditures and programs, and to adopt budgets presented by the Executive Director and recommended by the Superintendents' Advisory Council.

Pikes Peak BOCES is a member of the Colorado BOCES Association. The BOCES Association works cooperatively to acquire funding and to promote state legislation that benefits member school districts across the state.

PPBOCES MISSION

WE SUPPORT THE EDUCATIONAL PRIORITIES OF SCHOOL DISTRICTS AND THEIR COMMUNITIES THROUGH COLLABORATION, EFFECTIVE INNOVATION AND QUALITY SERVICES.

EL PASO COUNTY PPBOCES MEMBER DISTRICTS

- Big Sandy #100J
- Calhan #RJ1
- Edison #54JT
- Elbert #200
- Fremont Schools #RE-2
- Hanover #28
- Miami Yoder #60JT
- Peyton #23JT

EL PASO COUNTY ASSOCIATE PPBOCES MEMBER DISTRICTS

- Academy #20
- Cheyenne Mountain #12
- Colorado Springs #11
- Falcon #49
- Fountain #8
- Harrison #2
- Lewis Palmer #38
- Pueblo City Schools #60
- Ute Pass BOCES
- Widefield #3

PARTICIPATION IN PPBOCES

There are 3 ways to participate in Pikes Peak BOCES:

1. BOCES members pay a flat fee, which entitles them to receive all services the BOCES provides.
2. Associate members choose among services for which they pay a fee to receive.
3. Other Colorado school districts may receive BOCES services for a higher fee than members and associate members pay.

GOVERNANCE | PPBOCES BOARD OF DIRECTORS

RESPONSIBILITIES:

The Governing Board of Pikes Peak BOCES includes one school Board member from each PPBOCES member district. The Board meets eight times during the year to set policy, approves expenditures and programs and adopts budgets presented by the Executive Director and recommended by the Superintendent's Advisory Council.

- Kathy Wilder | District: **Calhan #RJ1**
- Jean Meinzer | District: **Edison #54JT**
- Bob McWilliams, Treasurer/Secretary | District: **Ellicott #22**
- Dell Olkjer | District: **Elbert #200**
- Kenny Burk | District: **Hanover #28**
- James Wagner | District: **Fremont #RE-2**
- Kelli Markus | District: **Peyton #23JT**
- Jason Schuck | District: **Miami Yoder #60JT**
- Hank Smith | District: **Big Sandy #100JT**

PPBOCES SERVICES AND PROGRAMS

PPBOCES SERVICES:

Mental Health

As required by Colorado state statute, when a rural School District is too small to be their own administrative unit for special education, they must belong to a PPBOCES. The SPED director for all nine County districts is a PPBOCES employee. PPBOCES provides school psychologists, social workers, and therapists for mental and behavior support to all nine districts, including school nurses, physical therapists, speech pathologists, O&M supports, signing para's for the deaf, and audiologists. Small rural School Districts cannot appropriate these services in their budget. PPBOCES co-ops these services to save money and be able to provide needed support. PPBOCES also has the Department of Corrections as a partner. The DOC provides SPED services to incarcerated youth under the age of 21 throughout 18 different correctional facilities statewide.

Information Technology

BOCES IT supports the technology needs of member districts through services such as technology consultations and web hosting.

Professional Development

Pikes Peak BOCES provides and hosts Professional Development.

School of Excellence

PPBOCES is unique in that it includes the School of Excellence and BOCES East. These two schools make up one of the largest mental and behavioral health schools for kids in Colorado. Students are staffed in the two schools from twenty-four School Districts including the Charter School Institute, grades K-12. When PPBOCES' IEP team and member Districts determine this is the best placement for the student, that student is then placed in PPBOCES' specialized programs. The goal is always to work with each student and have them return to their home District.

Presently, PPBOCES has approximately one hundred students in the School of Excellence and BOCES East with many more on waiting lists. With a lack of these programs available in El Paso County, PPBOCES is a valuable partner and program for all of our area School Districts.

School to Work Alliance Program

SWAP helps young adults find employment that interests them and which they are capable of doing and prepares them for successful employment.

Special Education

The Pikes Peak BOCES special education teachers and specialists work with member districts under the supervision & evaluation of the BOCES directors to offer a variety of services for students with disabilities.

Two Year Alternative Licensure Program

This alternative licensure program allows one to earn a salary while teaching in the classroom. Participants develop the knowledge and skills necessary to complete the program and concurrently earn a Colorado Initial Teacher License.

Workkeys Testing

Pikes Peak BOCES offers testing for paraprofessionals through the ACT Workkeys. Testing covers basic mathematics, reading for comprehension and business writing.

PPBOCES PROGRAMS:

SCHOOL TO WORK ALLIANCE PROGRAM (SWAP)

The School to Work Alliance Program (SWAP) is designed to provide employment-related assistance to youth and young adults with disabilities, who are experiencing mild to moderate barriers to employment. Disabilities can take the form of physical, emotional, or learning disabilities. SWAP provides assistance that produces competitive, integrated employment outcomes and can help build career pathways for students through job exploration, work experiences, post-secondary exploration, workplace readiness skills, and self-advocacy instruction.

SWAP is a collaborative initiative between the Colorado Division of Vocational Rehabilitation (DVR) and local school districts and is supported by the Colorado Department of Education (CDE). The SWAP program provides case management and direct services to youth who:

- Have mild to moderate needs in employment.
- Are applicants of or are eligible to receive DVR services (meeting disability documentation requirements and able to benefit from the program).
- Need support to become competitively employed and to achieve successful community outcomes.

The Two-Year Alternative Licensure Program (2YALP)

2YALP is operated by the Pikes Peak Board of Cooperative Educational Services (PPBOCES) and the University of Colorado at Colorado Springs Online and Academic Outreach. This alternative

licensure program allows one to earn a salary while teaching in the classroom and attending classes to gain the knowledge and skills necessary to complete the program and concurrently earn a Colorado Initial Teacher License.

Gifted & Talented Program

Pikes Peak BOCES follows the National Association for Gifted Children mission of supporting those who enhance the growth and development of gifted and talented children through education, advocacy, community building, and research. The Program's aim is to support parents and families, gifted education team members, and their K-12 education professionals in the nine member Pikes Peak BOCES districts. PPBOCES believe that by working together it will achieve the vision where giftedness and high potential are fully recognized, universally valued, and actively nurtured to support children from all backgrounds in reaching for their personal best and contributing to their communities.

Early Access for Highly Gifted Students Program

The Colorado Exceptional Children's Act (CECA) allows highly gifted students, who do not meet the age requirement for enrollment into kindergarten or first grade, to apply for Early Access into school. House Bill 1021 stipulates that districts may count in their enrollment and receive State Educational Funds for those highly advanced gifted students who meet the criteria established by Colorado. The district must abide by the rules promulgated by the State Board of Education. The district may charge a reasonable fee for the Early Access process.

District responsibilities: Provide early access information to parents. Educate teaching staff and community about Early Access Definition Early Access is defined as a highly gifted four-year-old child entering kindergarten, or a five-year-old entering first grade. A highly gifted child is defined as a gifted child whose body of evidence demonstrates a profile of exceptional ability or potential compared to same-age children. A child may be identified as gifted, but still not qualify for Early Access. To meet the needs of highly advanced development, early access to educational services may be considered as a special provision. Early access into school is regarded as a form of acceleration. The decision to accelerate a child can have a profound effect on a child's academic and social performance for the remainder of his/her school career. Therefore, Pikes Peak BOCES adheres to a thorough set of research-based procedures to determine if a child is eligible for Early Access.

PROPOSED PPBOCES EL PASO COUNTY CAMPUS LOCATION

PPBOCES proposes to develop a new Campus on an 86.38-acre parcel it owns in the County at Judge Orr Road and Elbert Road. The parcel is vacant and undeveloped. It is zoned A-35 and is identified as a *Large-Lot Residential* placetype in *Your El Paso Master Plan*. It is in the vicinity

identified in the 'Areas of Change' and is adjacent to the *Employment Center* placetype and is centrally located within the County.

PPBOCES CAMPUS DEVELOPMENT PROPOSAL

The Campus concept developed by the Applicant and PPBOCES will provide for new infrastructure at full build-out that will include buildings to facilitate PPBOCES' mission and allow it to expand to serve students and staff through the services and programs it presently offers, and to develop new programs which will enhance its vocational training offerings to the twenty-three El Paso County member school districts it serves.

The Plot Plan for the proposed 86.38-acre Campus at buildout will include new vocational education facilities for the following:

Instructional Facilities

- Pikes Peak BOCES Administration Headquarters.
- Vocational Training.
- Construction Trades Training (e.g., carpentry, plumbing, electrical, etc.).
- Law Enforcement Training (in conjunction with the El Paso County Sheriff).
- Fire Fighting Training (in conjunction with the Falcon Fire Protection District and Peyton Fire Protection District).
- Medical Training (EMT training).
- Food Services Training (Culinary Arts).
- Veterinary Sciences Training (Animal Husbandry).
- Information Technology Training.
- Horticultural Sciences Training (Aquaponics, Greenhouse Management).

The PPBOCES Campus Approval of Location Plot Plan indicates these facilities, with internal streets, parking, and common areas, and will occupy approximately 52-acres of the overall 86.38-acre site.

These new training facilities will offer expanded services and programs to students within the member school districts in a consolidated and cohesive campus environment, versus being spread out in various other facilities throughout the County.

PPBOCES has always recognized that all students are not necessarily prepared for or able to participate in secondary education at the university or college level. For these students, the programs offered by the trade schools and training facilities which is an integral part of the PPBOCES vocational education program.

Presently, there is no BOCES Campus within the state of Colorado that is comparable to the one proposed for El Paso County. The Pikes Peak BOCES Campus concept will hopefully become a model for others to develop. The Campus has already received tremendous support from the Governor of Colorado, secondary educational institutions including Pikes Peak State College, and industry partners including trade unions, builders and contractors, and municipalities and school districts who benefit directly from a workforce trained by PPBOCES.

Campus Housing

PPBOCES realizes the challenges of staffing this facility with qualified instructors and certified teachers. Unfortunately, it must rely on a very limited labor pool in a profession that is nationally recognized for below-average compensation. This makes it a challenge to recruit qualified professional teaching staff and instructors for the programs PPBOCES offers to its member school districts in El Paso County. To succeed, PPBOCES must offer competitive wages, incentives, and benefits to attract and retain staff.

PPBOCES also recognizes that housing costs alone in El Paso County (and throughout the Pikes Peak Region) have risen appreciably over the last several years. This makes it difficult, if not impossible, to attract professional teaching staff and instructors who simply are unable to rent or purchase homes as primary residences for themselves and family while employed at BOCES.

To address the huge disparity between wages paid to teachers and instructors and high housing costs (which is a significant deterrent to hiring staff), the PPBOCES Campus envisions offering primary residences to staff as part of their compensation and benefits package. The Plot Plan indicates up to 121 single-family residences proposed to be constructed on the Campus. PPBOCES, through its Construction Trades Program, proposes to build new single-family homes and offer them at substantially discounted (e.g., below market) rents to attract new instructors and teachers to PPBOCES. These new homes and related infrastructure are located on the balance of the 86-acre Campus not planned for vocational education facilities. PPBOCES will retain ownership of all homes it constructs on the Campus and include them as part of the compensation package offered to qualifying staff.

Campus Utilities

The Campus will be served by a *Community Water System* (e.g., Public Water System), to be designed, engineered, and constructed by PPBOCES. A portion of the Campus will provide for a new water treatment facility that will extend water service to all facilities, housing, and irrigation to limited areas of the site. PPBOCES owns all water rights for its proposed Campus. A new commercial well will be provided which will sustain the PPBOCES Community Water System.

A Water Resources Report and Water Information Summary Report demonstrates that PPBOCES has adequate water to serve this development. The capacity of the proposed Public Water

System will also allow it to extend central water service to the adjacent *Jane Davis Ranch* via a Water Services Agreement between the owners of this developments and PPBOCES.

PPBOCES has been given approval by the **Meridian Service Metropolitan District** to be included in its wastewater treatment system. This will allow PPBOCES to provide a central sanitary wastewater system throughout the Campus. A Will Serve Letter to include PPBOCES in the District will be provided by MSMD.

THE PPBOCES CHALLENGE

As indicated, there is no existing model for the PPBOCES Campus within the state of Colorado. The Campus proposed for El Paso County is a new concept, and PPBOCES hopes it will become a model for BOCES to emulate elsewhere in Colorado – and perhaps nationally.

Herein lies the challenge: as an institution that will provide learning and vocational education programs to students primarily in El Paso County in a unified campus environment, there are no definitive guidelines described in the *Your El Paso Master Plan* for a facility of the type for which Pikes Peak Board of Cooperative Education Services seeks approval. While the proposed PPBOCES Campus identifies and addresses planning and design criteria outlined in the *Your El Paso Master Plan* for multiple placetypes, there is no single placetype which offers the principles and goals envisioned for this application.

PPBOCES proposes to retain the site’s current A-35 zone district and *Large-Lot Residential* placetype, while demonstrating that it addresses and satisfies the Vision and Goals defined in the *Master Plan* and provides a tremendous service to the County, PPBOCES’ partners, and stakeholders.

This *Letter of Intent* attempts to justify the entitlement application with County planning criteria for a new facility that is wholly unique in El Paso County, and which serves a valuable community-wide benefit.

AREAS OF CHANGE

“The Areas of Change map in Your El Paso Master Plan indicate the BOCES site as located within the “New Development” Area of Change. It is identified as a “Large Lot Residential” placetype and is adjacent to an “Employment Center” placetype.

Over time, the County will focus on improving and enhancing existing placetypes and creating new placetypes consistent with the Master Plan. Building on the vision and goals of Your El Paso Master Plan, the different placetypes will take shape through community involvement, neighborhood planning, land use regulation, public investment, private investment, and public-private partnerships. [Your El Paso Master Plan]

The PPBOCES Campus, as a new and unique placetype, aligns well with the County’s focus of enhancing existing placetypes and creating new placetypes. While it does not specifically address the criteria for a *Large-Lot Residential* placetype, it does address and satisfy principles and goals defined in the *Your El Paso Master Plan* for multiple other placetypes including the *Employment Center* placetype to which it is adjacent.

The public-private partnerships with the seventeen School Districts in El Paso County, along with UCCS, Pikes Peak State College, and the anticipated new partnerships with the County Sheriff and two of the County’s Fire Protection Districts exemplifies and satisfies the intent of this section of the Master Plan.

“It is imperative that all development align with the placetypes to ensure the desired character of every part of the County, and provide appropriate density and use transitions to occur between differing placetypes.” [Your El Paso Master Plan]

The PPBOCES Campus provides an example of how a density and *use transition* between differing placetypes can be achieved. While the proposed Campus is not itself a use that might be considered for the Large-Lot Residential placetype, it does provide for planning and design characteristics which offer a transition between the Large-Lot Residential and Employment Center placetypes. PPBOCES will provide for development that is less dense than placetypes intended for mixed-use and commercial development. Yet open spaces of the Campus and clustered placement of housing, separated and buffered from adjacent Large-Lot Residential, are compatible with the intent of the “Areas of Change” described in the *Master Plan*.

PLACETYPE: LARGE-LOT RESIDENTIAL

“This placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and wastewater utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if, 1.) the overall density is at least 2.5acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the characteristic of existing developed areas.” [Your El Paso Master Plan]

The PPBOCES Campus will be served by a central water system (Public Water System) and connected to existing central wastewater utilities. The overall site provides for approximately 27.5% (23.73 acres of the 86.38-acre site) open space at buildout, lending itself to a feeling of lower density.

Inasmuch as PPBOCES is a public education facility and provides 27.5% of its Campus as open space, no additional parks or trails are proposed. An intramural sports field for use by member School Districts and the community may be provided as a future recreational amenity as indicated on the Plot Plan and may also serve a vocational opportunity for turf grass management as part of PPBOCES' Horticultural Sciences program.

PLACETYPE: EMPLOYMENT CENTER

"The Employment Centers Placetype is the County's primary location for large-scale non-retail businesses and provide significant employment and economic development opportunities.

Some Employment Centers are located in Foreign Trade, Commercial Aeronautical, and Opportunity Zones to help incentivize development." [Your El Paso Master Plan]

While the PPBOCES Campus is adjacent to but not within the *Employment Center* placetype, it is located wholly within the County's *Opportunity Zone*. The Campus concept proposes for a moderate to large-scale non-retail facility which by the nature of the PPBOCES Program provides significant employment and economic development opportunities. The Vocational Education training programs offered to students will help to provide significant employment and economic development opportunities in the County for students who successfully complete these programs.

PLACETYPE TRANSITIONS

"Placetypes are generally represented as they would be in the County geographically... while their representation in the Transition graphics is generally accurate, some placetypes could be located anywhere in El Paso County and are compatible with many different placetypes.

It is important to reemphasize the intended flexibility of the placetypes approach and their ability to morph over time as desires, needs, and opportunities dictate. Placetypes are not necessarily intended to be a linear transect, always existing from most to least development intensity. Placetypes of varying intensity can appropriately exist next to another given appropriate design, activity, and distance... Ultimately, the future is not entirely predictable and placetypes are the County's best approach to navigating the uncertainty in a way that can provide and safeguard desired character while addressing the needs of residents, businesses, and stakeholders as market conditions change and opportunities arise over time."

[Your El Paso Master Plan]

The PPBOCES Campus concept presents a significant opportunity to all of El Paso County’s School Districts, residents, and industry partners who rely on employees who have completed a BOCES program. As explained, the Campus concept does not fit into any one placetype. Yet it addresses the vital requirements and needs of stakeholders who need a trained workforce in a changing market.

The Campus concept can exist within the *Large-Lot Residential* placetype and is an example of the intent of how a placetype that is not a “linear transect” can be compatible with adjacent placetypes. In the few short years since the *Your El Paso Master Plan* was adopted by the County in 2021, the PPBOCES Campus proposal demonstrates the intent of how flexibility and the “ability to morph” to accommodate needs and opportunities can be achieved.

VISION

“Intergovernmental collaboration coupled with partnerships with external agencies will help maintain first-rate community facilities and provide high-quality services for all parts of the County. Coordination and collaboration will be critical to the management of the County’s precious natural resources and ensuring their longevity for future populations. QA focus for utility services will be on establishing growth areas to prioritize future development to equitably manage water availability.” [Your El Paso Master Plan]

PPBOCES is a perfect example of how *“intergovernmental collaboration coupled with partnerships and external agencies can help to maintain first-rate community facilities.”*

PPBOCES’ partnerships with the County’s seventeen public School Districts, UCCS, and Pikes Peak State College and its projected collaborations with the County Sheriff and two Fire Protection Districts to expand the County’s public safety, law enforcement, and emergency medical services (among several others) through its training programs will benefit all parts of the County. Establishment of a Sheriff’s substation, Fire Protection substation, and Medical/EMT facility on the proposed PPBOCES Campus all help to ensure that these services are also available to benefit County residents.

As indicated, utility services including a Central Water System via an on-site PPBOCES-owned water treatment facility and central wastewater and sanitary services both are examples of how the PPBOCES Campus proposal will focus on establishing growth areas to prioritize future development and equitably manage water availability.

Priority Development Areas

“While some priority development areas may be made up of a mix of placetypes, each area is driven by a predominant placetype that defines most of the area.” [Your El Paso Master Plan]

The entire PPBOCES Campus is located within a portion of the County identified in the *Your El Paso Master Plan* as a ‘Priority Development Area.’ While the Campus is located within the *Large-Lot Residential* placetype, it is nearby and adjacent to a mix of other placetypes. As previously indicated, none of these other placetypes specifically is intended to accommodate the type of unique development proposed by this application.

HOUSING & COMMUNITIES

Highway 24 Priority Development Area

*“While an overall density of 2.5 acres per lot should be maintained within this area, consistent with the Large-Lot Residential placetype, **denser development should be allowed if compatible with the existing development pattern and central water and sewer are being extended to provide a transition to expanding Suburban Residential development in Falcon...**” [Your El Paso Master Plan]*

Increase Density in Target Areas

“The County should increase density in key areas to reduce the land cost per unit for development... Rural Center and Regional Center placetypes can accommodate more intense residential uses to increase support for businesses. Single-family and multi-family units should be located directly adjacent to commercial focal points to accommodate density in the County or incorporated within mixed-use developments.” [Your El Paso Master Plan]

The PPBOCES Campus application proposes denser residential development than what is typically associated with the *Large-Lot Residential* placetype as stated. Proposed housing development on the Campus is to be developed and owned by PPBOCES and will be made available to instructors and teachers as an employment compensation incentive through appreciably reduced rents.

Proposed housing development will occur on a portion of the Campus and will be *clustered* to increase efficiency of the proposed water treatment facility and Central Water System (and eventually central wastewater and sanitary sewer) infrastructure.

Homes to be developed on the Campus will be single-family and intended as rental units occupied by PPBOCES’ professional staff. While the Plot Plan has been planned and designed to satisfy County planning criteria for front, side, and rear-yard setbacks established for small-lot residential subdivisions, the housing development area is intended as “community housing.” This model will follow the *land lease* definition of development also known as a ground lease. This arrangement will allow PPBOCES as the landowner (e.g., the lessor) to rent out the land to a tenant (the lessee) who is intended to be PPBOCES professional teaching and instructor staff.

Accessory Dwelling Units

“Allowing alternative forms of density, such as small-lot homes or accessory dwelling units would provide more attainable housing units without altering neighborhood character.” [Your El Paso Master Plan]

For PPBOCES to offer rental housing for professional staff as part of their compensation incentive, this application proposes small-lot homes to enable them to be economically viable to PPBOCES. Clustering of the housing development portion of the Campus allows for an appreciable amount of open space to properties adjacent to the Campus. Small-lot [e.g. land lease homes] boundaries and lot lines are not immediately adjacent to larger lot homes in the *Large-Lot Residential* placetype that surrounds the Campus. Rather, to maintain neighborhood character of housing units adjacent to the Campus, small-lot and clustered homes will be developed next to no-build open space tracts and easements as indicated on the Plot Plan.

Permit Mixed Housing Type Development

“The County should permit projects that include a mix of housing types and increase market-driven affordability. [Your El Paso Master Plan]

Workforce Development

“El Paso County has an established workforce with 74 percent of its workforce-eligible residents having jobs located in the County. The County should continue emphasizing developing quality, long-term job opportunities to capture local and regional workers. This should include efforts to promote upskilling throughout the County by connecting training and education to existing and future employers in target sectors and their needs.” [Your El Paso Master Plan]

PPBOCES is an ideal example of how *Workforce Development* can be integrated into the County’s overall economic plan. Proposed housing on the Campus connects training and vocational education in target sectors of the County and sustains emphasis on development quality and preserving long-term job opportunities for local and regional workers through increasing market-driven affordability which presently is lacking for teaching professionals.

Apprenticeships

“The Colorado Department of Labor and Employment (CDLE) provide as number of resources for industry-driven career pathways through apprenticeships...” [Your El Paso Master Plan]

Growth Accommodation

“The County population has grown quickly and caused a significant need for additional schools for all grade levels... Further, the population is projected to grow in the future, which will continue to put pressure on education facility providers. Coordination is needed to support the educational system as it absorbs this growth...” [Your El Paso Master Plan]

PPBOCES seeks to relieve the pressure placed on the County’s education providers by providing new infrastructure that will accommodate the current requirements of School Districts and future growth. PPBOCES has demonstrated for decades that it can successfully support the education system by offering services and programs that traditional classrooms are not equipped and prepared to provide. The PPBOCES Campus addresses the need for additional schools at all grade levels in the County and offers support to the education system while absorbing growth.

“To accommodate this growth the County should support efforts by the school districts to develop individual long-range capacity and facilities plans based on planned growth in El Paso County.” [Your El Paso Master Plan]

The PPBOCES Campus proposal is supported by the County’s goal to accommodate growth which in turn supports the efforts of the seventeen PPBOCES-member school districts pertaining to long-range capacity and facilities plans.

“These capacity plans should explore the feasibility of new construction and utilization of joint facilities that can be shared by elementary, middle, and high schools in the same district such as athletic fields or pods/mobile classrooms as supplements to permanent space. In addition, new construction of any educational facility should be strategic and planned out to meet the continued needs of the community...” [Your El Paso Master Plan]

All seventeen of the participating PPBOCES-member school districts in the County will share newly constructed vocational education facilities proposed for the Campus. Students and the entire community will directly benefit from these new facilities. Services and programs to be provided by PPBOCES will be shared by elementary, middle, and high school students throughout the County.

Education

“There are 17 public school districts that provide primary education to students in both incorporated and unincorporated El Paso County.” [Your El Paso Master Plan]

CORE PRINCIPLES & GOALS [Your El Paso Master Plan]

2. Housing & Communities

Core Principle: *Preserve and develop neighborhoods with a mix of housing types.*

Goal 2.3 – *Locate attainable housing that provides convenient access to goods, services, and employment.*

3. Economic Development

Core Principle: *Strengthen the economy with a skilled workforce and targeted investment.*

Goal 3.2 – *Support efforts to recruit, train, and retain a skilled workforce.*

4. Transportation & Mobility

Core Principle: *Connect all areas of the County with a safe and efficient multimodal transportation system.*

Goal 4.2 – *Promote walkability and bikability where multimodal transportation systems are feasible.*

The following Goals for Community Facilities and Infrastructure are met by the proposed Pikes Peak BOCES Campus Approval of Location application:

5. Community Facilities & Infrastructure [Your El Paso Master Plan]

Core Principle: Continue to coordinate with local and regional; agencies to provide well-managed, high-quality community facilities and services.

Goal 5.1 - *Coordinate with agencies to provide high-quality community facilities, services, and infrastructure to enhance quality of life.*

Goal 5.2 – *improve the effectiveness of public safety through coordination, funding, and planning.*

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

PPBOCES purchased the 86.38-acre subject parcel with the intent to develop it as a vocational education training and technical trades campus to serve the County’s seventeen School Districts, secondary education, and industry partners.

This Approval of Location application propose for the development of the following structures and uses:

- a) PPBOCES Administrative Office
- b) Classrooms and instructional space for multiple Construction Trade programs.
- c) A Fire Fighting Training Facility (which may also include a fire protection substation to serve the surrounding community).

- d) Sheriff Substation and Training Facility (which may also include a law enforcement substation to serve the surrounding community).
- e) Medical Clinic and Training Facility (which may also include Emergency Medical Technician services to serve the surrounding community).
- f) Vocational training facilities for carpentry, plumbing, electrical professions, and construction equipment operation.
- g) Veterinary Clinic and Training Facility.
- h) Culinary Arts/Bakery, and Food Services Training Facility.
- i) Horticultural Sciences Training Facility.
- j) Workforce Housing development with up to 121 homes, owned and constructed by PPBOCES in conjunction with its technical trades program (Campus housing is intended for instructors and staff to be offered as an incentive as part of their compensation package).

The PPBOCES Campus Plot Plan property is located in El Paso County (Peyton, CO) approximately 20 miles northeast of downtown Colorado Springs, situated approximately two miles east of Colorado State Highway 24 and 3 miles west of Peyton Highway on the northeast corner of Elbert Road and Judge Orr Road. The site roughly extends from Elbert Road east along Judge Orr Road and has approximately 2,630 feet of frontage along Judge Orr Road.

As stated, *Your El Paso Master Plan* identifies the placetype of this development as “*Large Lot Residential*” and is adjacent to the “*Employment Center*” placetype described in the Master Plan.

Commercial Retail/Commercial Services, and Parks and Open Space are also allowed as support uses. Residential lot development, within the Large Lot Residential placetype, allows for lots having a minimum area consisting of 2.5 acres or more. This placetype is more connected and less remote than the *Rural* Placetype that comprises the larger eastern half of the county. The PPBOCES Campus Site Plot Plan proposes for up to 121 single-family dwelling units lots to be owned by PPBOCES and offered at appreciable rental discounts as a compensation incentive to instructors and teachers employed by PPBOCES, as described in the “*Housing & Communities*” paragraphs of this Letter of Intent.

The *Master Plan* identifies the entire PPBOCES Campus property as being within the County’s Priority Development Area. Highway 24 is a major roadway that connects the northeastern part of the County to Colorado Springs. Significant growth is expected along the corridor between Falcon and Peyton not only to connect the existing subdivisions, but also to capitalize on proximity to the Highway and the Falcon Regional Center. *Your El Paso Master Plan* suggests for an overall density of 2.5 acres per lot to be maintained within this area, consistent with the *Large-Lot Residential* placetype, although denser development within this area of the Falcon/Peyton area can be considered.

Based on FEMA FIRM number 08041CO5596 dated December 7, 2018, the large drainageway near the site is a 'Zone A' FEMA floodplain. Zone A is defined as an area within the Special Flood Hazard Area (SFHA) with no base elevations determined.

Walking paths, trails, and other designated routes as indicated will be provided on the Campus to reduce the need for automotive travel between the vocational education facilities and residences. Additional access and extensions with connectivity to recreational spaces may be provided when development occurs.

Core Principle 7: Maintain and expand the County's recreation and tourism options.
Goal 7.3 - Plan for and provide a variety of parks, trails, and open space within the region.

Large-Lot Residential Within the Large-Lot Residential Placetype, conservation design should be primarily utilized for preserving El Paso County's rural character, defined by large swaths of open space with minimal development. Additionally, some Large-Lot Residential parts of the County include environmentally sensitive areas that need to be protected. Development should not be allowed within a certain distance of the critical natural assets to ensure they are not negatively impacted by future development. Protecting farmland and scenic views is also an important component of conservation design within Large-Lot Residential areas. The County should evaluate new developments on a case-by-case basis to determine their impact on these natural assets. [Your El Paso Master Plan]

DEVELOPMENT REQUEST

The PPBOCES Approval of Location application is being sought without any waiver or deviation requests. The zoning will remain A-35 zoning.

Residences to be developed by PPBOCES will be of the "Land lease" type; PPBOCES will retain ownership and provide maintenance for all residential dwellings. Individual lots for each new residence satisfy all El Paso County setback criteria for an urban density subdivision.

Pursuant to this Approval of Location application, the applicant proposes to develop the site with up to one hundred and twenty-one (121) new residences, ten to eleven administrative and vocational education support facilities, and a Water Treatment Facility to serve the central water system proposed for the entire PPBOCES Campus. New development is proposed for this 86.38-acre site, of which approximately 25.12 acres will be developed as administrative, vocational education support, and a water treatment facility. 24.90 acres will be developed as single-family residential units for PPBOCES instructor and teaching staff.

<u>LAND USE DATA TABLE:</u>	<u>ACREAGE (Gross)</u>
Water Treatment Facility	1.97

Vocational Education Facilities	25.12
Single Family Residential	24.90
Open Space	23.73
Transmission Easement	<u>10.66</u>
TOTAL:	86.38

An intramural sports field may be developed on the site in the future (as indicated on the PPBOCES Approval of Location Plot Plan) for use by member school districts and the community. The balance of the site will include internal private streets, surface parking lots for all vocational education support facilities, open spaces, an existing 150' electric transmission easement (owned by MVEA) on the east and north boundaries, and detention. In the event PPBOCES is unable to connect to an existing Metropolitan District wastewater/sanitary line to provide a central community sanitary system for the Campus, an on-site wastewater treatment system (OWTS) will be developed; additional space needed to accommodate an OWTS is available.

Infrastructure to serve the new lots, including private roadways, driveways, drainage improvements, and utilities will all be constructed in compliance with applicable County standards, regulations, and criteria in effect at the time of this application. This is in keeping with the rural character of the surrounding Falcon/Peyton communities.

Surrounding properties are presently undeveloped, or approved for development of rural, single-family homesites on 2.5 and 5.0-acre lots. A few commercially-zoned parcels are proposed for the adjacent Jane Davis Ranch and Esteban Rodriguez Subdivision. These parcels are proposed for smaller commercial service uses and will primarily provide neighborhood retail uses for nearby communities.

Land use within these properties has traditionally been ranchland with some farming. Existing Planned Unit Development (PUD) zoning is also located within a 2-mile radius of the PPBOCES Campus site.

JUSTIFICATION FOR REQUEST

This request is consistent with the purposes of the *2021 Your El Paso Master Plan*. The PPBOCES Approval of Location application is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development, particularly the existing 816-acre *Saddlehorn Ranch* (e.g., 218 lots zoned RR-2.5) at Judge Orr Road and Curtis Road immediately west of and adjacent to the subject property, the proposed 398.91-acre *Jane Davis Ranch* (e.g., pending application in progress to approve approximately 92 lots to be zoned RR-2.5 and RR-5.0) also immediately north of the subject property, and the proposed 496-acre Esteban Rodriguez Subdivision (pending application in progress to approve approximately 142 lots to be zoned RR-2.5 and RR-5.0).

Primary access/egress to the PPBOCES Campus will be from Elbert Road and Judge Orr Road. Connectivity to the Campus and proposed Jane Davis Ranch is proposed on Elbert Road, and the proposed Esteban Rodriguez Subdivision on Judge Orr Road. All intersection spacing for points of access are in accordance with County standards and no waivers are requested.

EXISTING AND PROPOSED IMPROVEMENTS

The PPBOCES property is vacant, and no improvement has been made to it. PPBOCES intends to be the developer of the site and will be responsible for construction of new internal roads, drainage structures, utilities, and other infrastructure as required by the County.

Electric and telecommunication service points-of-connection will be extended from the roadways. Extension of natural gas service will be sought from Colorado Springs Utilities, who already provide service to the adjacent Jane Davis Ranch development. Water will be provided via a central water system (Community Water System/Public Water System) to be designed, engineered, and constructed by PPBOCES in accordance with El Paso County Department of Health policy guidelines. The applicant is presently seeking to have the PPBOCES Campus be served by an existing Metropolitan District for wastewater/sanitary.

Incorporating Water-saving Actions in Land Use & Development Planning in El Paso County
Discourage individual wells for new subdivisions with average lot sizes smaller than 2.5 acres when there is a reasonable opportunity to connect to an existing central system or construct a new central water supply system when the economies of scale to do so can be achieved, especially in the Laramie-Foxhills, Lower Arapahoe, Denver and Lower Dawson aquifers.

Grading and earthmoving activities will be limited to building pads, internal streets, driveways, drainage, and utility construction areas. ‘Overlot’ grading is not proposed to occur over most of the site.

As such, prior to construction of proposed structures, lot-specific subsurface soil investigations will be performed to determine whether shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and to determine an appropriate foundation design, basement, or crawl-space suitability, and/or lot-specific recommendations are necessary to mitigate these conditions.

NO-BUILD / OPEN SPACE / RESIDENTIAL LOT OPEN SPACE EASEMENTS

Per **Section 4.2.6.F.8c. of the Land Development Code**: Calculation of Residential Open Space of the El Paso County Land Development Code: *“individual, private residential or commercial lot areas shall not be included on the open space calculation unless the open space areas located on private lots are subject to open space easements and restrictions.”*

Any “Floodplain – No Build / OS” tract into which some new development may encroach are included in the PPBOCES Campus Site Plot Plan calculations as “*Private Open Space*” areas. Lots that encroach into the “Floodplain – No Build / OS” tracts will be designated as open space easements in future development submittals. These areas shall remain Private Open Space in perpetuity with no construction of primary and ancillary structures, sheds, barns, fences, etc., permitted within any no-build private open space area.

The PPBOCES Campus Plot Plan proposes a combination of public and private open spaces. Public open space will include an athletic field site, detention pond parcels, and trail easements located within certain easement and buffer areas to provide connectivity to the County’s private open space easements and public open space areas.

Public Open Space areas will be maintained by PPBOCES. Private Open Space areas will be maintained by the owner on whose lot the Open Space easements may be located.

ADHERENCE WITH THE 2021 YOUR EL PASO MASTER PLAN, AND WATER MASTER PLAN

Land Use & Development, Core Principle: *Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.*

The 2021 Your El Paso Master Plan (the “Master Plan”) addresses issues directly related to the BOCES Campus Site Approval of Location application. Policies specifically related to this Plot Plan request include:

Goal 1.4 – *Continue to encourage policies that ensure “development pays for itself.”* [Your El Paso Master Plan]

All infrastructure for the Campus will be developed and paid for by PPBOCES.

Housing & Communities, Core Principle: *Preserve and develop neighborhoods with a mix of housing types.* [Your El Paso Master Plan]

Goal 2.2 – *Preserve the character of rural and environmentally sensitive areas.*

The project’s open “campus” design with A-35 zoning for the site is compatible with the lower density character of adjacent and nearby neighborhoods that are zoned RR-2.5, RR-5.0, A-35, and A-5.

Transportation & Mobility, Core Principle: *Connect all areas of the County with a safe and efficient multimodal transportation system.* [Your El Paso Master Plan]

Goal 4.1- *Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.*

The design of the PPBOCES Campus will locate new home driveways with direct access onto proposed paved internal private residential collector streets. Up to 121 proposed residences will have driveways off these internal residential collector streets for access; no direct driveway access for any new lot is planned for Judge Orr Road or Elbert Road to minimize any increased traffic load from new lots onto these existing arterials.

Community Facilities & Infrastructure, Core Principle: *Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services. [Your El Paso Master Plan]*

Goal 5.3 – *Ensure adequate provision of utilities to manage growth and development.*

Future Development Plan/Final Plat submittals of the PPBOCES Campus will seek commitment letters for delivery of electrical service and natural gas from established utility providers in the vicinity. An on-site commercial well will provide water to a proposed Water Treatment Facility to be developed and owned by PPBOCES. A central “community water system” [e.g., Public Water System] will be developed to extend domestic water service to all proposed PPBOCES buildings and residential units also proposed for the site. A Water Resources Report prepared by a hydrological engineer accompanies the Approval of Location and Exemption Plat applications.

Based upon evaluation by environmental and geotechnical engineers, it has been determined that the site is suitable for an individual on-site wastewater treatment system (OWTS) without contamination of surface and subsurface water systems. However, PPBOCES has been accepted into the Meridian Service Metropolitan District which will enable PPBOCES to participate in the District’s wastewater and sanitary service. PPBOCES will provide design and engineering services to extend sanitary sewer from the PPBOCES Campus site at Judge Orr Road and Elbert Road to that District’s sanitary service. A Will Serve letter from MSMD is included with this application.

Goal 5.4- *Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.*

The drainage report specifically details a four-step process to minimize adverse impacts of development. The process includes reducing runoff volume, stabilizing drainageways, treating the water quality capture volume (WQCV), and considers the need for Industrial Commercial best management practices (BMPs).

Environment & Natural Resources, Core Principle: *Prioritize and protect the County’s natural environment.*

Goal 9.2- *Promote sustainable best practices with regard to development and infrastructure.*

The area surrounding the property has sufficient carrying capacity to support the new development projected roadway capacity, water supply, septic suitability, vocational education facilities, and organized structural fire protection. Commitment Letters from entities that would supply this development with essential services will be sought and provided at future levels of Development Planning/Final Platting.

The PPBOCES Campus Plot Plan design, which provides for up to 121 new single-family dwelling units for PPBOCES instructors and staff and open space uses ensures that development of this site will remain compatible within the nearby community.

GAS SERVICE

The applicant will seek natural gas service by utility service providers already established in the vicinity at future levels of Development Plan/Final Platting.

WATER SERVICE

The following information is provided by request of El Paso County per the *El Paso County Water Master Plan, Chapter 7, Implementation*:

Water Quality, Quantity and Dependability:

A Water Resources Report and Water Supply Information Summary have been prepared which provides data for the Planning Commission and the Board of County Commissioners (BoCC) which confirms the proposed water supply for the PPBOCES Campus is sufficient in terms of quality, quantity and dependability for the proposed subdivision. The report includes documentation that the proposed water supply is sufficient in terms of quantity, dependability and quality for the proposed subdivision.

The PPBOCES Campus will provide for single-family residential development intended for instructors and teaching staff as part of their compensation package (PPBOCES will retain full ownership of all homes developed on the Campus). The proposed development is comprised of one parcel which is owned by the Pikes Peak Board of Cooperative Educational Services. The total acreage of this parcel is 86.38 acres.

The subdivision is proposed to be developed with up to 121 residences, and multiple public facility buildings (vocational education instruction and classrooms), and a water treatment facility. All residences and public facilities will be served by an on-site commercial well drilled into the not-nontributary Denver aquifer below the PPBOCES Campus property. The proposed subdivision lies within the Upper Black Squirrel Creek Designated Groundwater Basin and is managed by the Upper Black Squirrel Creek Groundwater Management District.

The water quality in the Denver aquifer formation in this area has typically been suitable for residential potable use. Water samples were obtained from an existing well (well permit #163012-F) constructed via an exterior hose bib existing on the side of the house located at 9350 Elbert Road (*Jane Davis Ranch*, adjacent to the PPBOCES Campus). Water samples were obtained from this tap on 04/04/2023, with water quality testing performed Colorado Analytical Laboratories and Hazen Research, Inc., per the El Paso County Land Development Code section 8.4.7(B). All results were found to be below primary and secondary Maximum Contaminant Limits (MCLs).

Because of the absence of all evidence of fecal contamination in the form of E. Coli or Total Coliform, or that all sampled and analyzed constituents were below all primary and secondary standards, the proposed water source emanating from the Denver Aquifer is deemed safe for public consumption.

TRANSPORTATION

The PPBOCES Campus Plot Plan provides for two separate points-of-access from Judge Orr Road into the community. No lots adjacent to Judge Orr Road are proposed to have direct access/egress onto Judge Orr Road and will be accessed via internal roadways.

Subdivision Access Local access is key to connecting residents to the region and residents have identified subdivision access as a primary concern. Input received as part of Your El Paso County outreach process cited a need for subdivision communities to have two points of access, or two ways in and out. Generally, single access subdivisions create points of high traffic and congestion where they join the primary street network and are disconnected from other neighborhoods by roads that dead end at cul-de-sacs. Having two points of access allows for a more contiguous street network and would remove these barriers.

Walking trails indicated on the Plot Plan help to provide connectivity throughout the PPBOCES Campus, and to encourage walking and bicycling in the community while effectively reducing vehicular travel – especially to classrooms, open spaces, and vocational education buildings.

Providing multiple points of access to a subdivision also improves efficiency in emergency response times and allows for better pedestrian and bicycle access across neighborhoods. Better access can be the difference between a resident or visitor choosing to walk over drive to their destination. Increased access, especially with multimodal options for walking and biking could reduce vehicular travel and ultimately congestion and stress on roadway infrastructure.

TRANSPORTATION IMPACT STUDY GUIDELINES

A Master Transportation Impact Study (TIS) will be submitted for this project at a future level of development panning and will be based upon the El Paso County Engineering Criteria Manual (ECM) per ECM appendix B.1.1.

PPBOCES anticipates phased development of the Campus over a multi-year build-out (six separate phases are planned for as of this application date).

ROAD IMPACT FEES

Per resolution 19-471 Road Impact Fees are applicable and due for this project.

CHAPTER 7 AND CHAPTER 8 OF THE LAND DEVELOPMENT CODE CRITERIA FOR APPROVAL

The proposed subdivision is in general conformance with the goals, objectives, and policies of the 2021 Your El Paso Master Plan.

The proposed subdivision is in conformance with the requirements of this Code; no waivers or deviations from the Code are requested or proposed.

The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the Plot Plan area; as previously described, The Plot is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development, particularly the existing 816-acre Saddlehorn Ranch (e.g., 218 lots zoned RR-2.5) at Judge Orr Road and Curtis Road immediately west of and adjacent to the subject property, and the proposed 398.91-acre Jane Davis Ranch (e.g., pending application in progress to approve approximately 92 lots to be zoned RR-2.5 and RR-5.0) also immediately north of the subject property.

The design with A-35 zoning for the site is harmonious and compatible with the lower density character of adjacent and nearby neighborhoods that are zoned RR-2.5, RR-5.0, A-35, and A-5.

The Water Supply Report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies; A Water Resources Report and Water Supply Information Summary will be provided to the County with a future development application. The Water Resource Report prepared for the PPBOCES Campus will provide data for the Planning Commission and the Board of County Commissioners (BoCC) which confirms the proposed water supply for the PPBOCES Campus is sufficient in terms of quality, quantity and dependability for the proposed subdivision. The report includes documentation that the proposed water supply is sufficient in terms of quantity, dependability and quality for the proposed subdivision.

Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities.

The soil is suitable for the subdivision and any geologic hazards do not prohibit the subdivision and can be mitigated; A Geological Hazard Report and Soils Report has been prepared for the PPBOCES Campus Site Plot Plan. No known geological hazards are present which may preclude the site from development as proposed. As described previously, existing drainageways will be mitigated and preserved as private open space tracts, all of which will be designated as no-build areas.

The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.]. No known commercial mining operations exist on the site. An *Affidavit of Notification to Severed Mineral Estate Owners* has been submitted with this application.

The design of the subdivision protects the natural resources or unique landforms; existing natural resources and unique landforms will be protected and designed to be within no-build areas. There are no known natural resources or unique landforms on the site.

The proposed methods for fire protection are adequate to serve the Campus; the Peyton Fire Protection District will extend service within the PPBOCES Campus Site Plot Plan area. A Letter of Intent to Serve the PPBOCES Campus will be provided by the Peyton Fire Protection District at a future level of planning and submittal.

SUMMARY

The Campus designation for this site is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints; there are no known environmental or other constraints that would preclude development of this site as proposed in the Plot Plan. Topography, soil types and geologic hazards and other environmental resources are not compromised by the development of this site. The entire property is outside of any airport overlay zone, including Meadow Lake Airport and the Colorado Springs Municipal Airport (Note: despite this, the owner is agreeable to including a *Notice of Avigation Easement* to the Plot Plan).

Appendices

- A. *Letters of support from member School District stakeholders*
- B. *PPBOCES Student and Parent surveys in support of BOCES programs*
- C. *Many Teens Rethinking College [The Colorado Sun news article]*
- D. *Governor Polis hears plans for \$14M trade school campus northeast of Colorado Springs [The Gazette news article]*

BIG SANDY SCHOOL DISTRICT 100-J

(719) 541-2291 Fax (719) 541-2443 or (719) 541-2186 Administration

PO Box 68
18091 CR 125
Simla, CO 80835

Steve Wilson, Superintendent

Sammi Swennes, Middle School/High School Principal
And Activities Director

Kathy Tucker, Elementary Principal

May 13, 2024

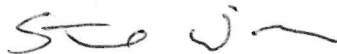
Regional Building Department

Letter of Support for the BOCES Educational Park

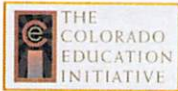
Big Sandy School District 100J which includes approximately 50 square miles in El Paso County strongly supports the Pikes Peak BOCES and local schools' work in developing the Career and Technical Educational Park which will provide many exciting opportunities for students in the Pikes Peak region! With our region, state and country having big gaps in trained and experienced candidates for many vocational fields, this facility is much needed to increase the number of people entering into the labor pipeline so that our employers can hire much needed qualified employees.

Please help and approve the much needed BOCES Educational Park Project.

Respectfully,



Steve Wilson, Superintendent
Big Sandy Schools, Simla, CO



A COLORADO LEGACY SCHOOL



**Calhan
School
District**

David K. Slothower
Superintendent
719.347.2766
dslothower@calhanschool.org

800 Bulldog Drive, Calhan, CO 80808

May 14, 2025

Dear Reviewer,

I write in support of the Pikes Peak BOCES Educational Park. The park is intended to provide much needed access to career and technical education (CTE) for students of eastern El Paso County and the Pikes Peak region. This initiative is responsive, not only to the needs of Pikes Peak area students, but to the emerging economy as well. In my own district, CTE programs have increased from none 6 years ago to 6 functioning programs that include Agriculture, Family Consumer Science, Aviation, Criminal Justice, Cybersecurity, and Emergency Telecommunications. The expansion of these programs in my district, and those of my colleagues, indicates the desire among students to receive this type of training.

However, one of the challenges that eastern districts face is the lack of proximity to any type of work-based learning or internship training. Simply put we are far from town, where those opportunities lie. The proposed Educational Park targets that challenge directly by placing the training site in a much more accessible location for all area school districts. Additionally, the proposal affords the opportunity to expand program offerings into areas such as construction, heavy equipment operation, and fire science, and at reduced cost, when compared to individual initiatives. Keep in mind, all of the programs mentioned above train students to address local occupational needs.

As I and my colleagues endeavor to provide a truly comprehensive education, I hope our interest in the promotion of CTE for our students is obvious. Your support of this effort will be greatly appreciated by those of us in educational leadership, our students, and the parents and guardians of the Pikes Peak region.

Sincerely,

David K. Slothower
Superintendent

Calhan School District, RJ-1



EDISON SCHOOL DISTRICT 54JT

14550 EDISON ROAD, YODER, CO 80864
Phone 719-478-2125 Fax 719-478-3000
Dave Eastin, Superintendent/Principal

5/14/24

To The Regional Building Department:

Edison School District 54JT which is located in south-south east El Paso County supports our Pikes Peak BOCES and all of its schools. The Career and Technological Educational Park will provide real world skills in order for our students to be employable immediately out of high school.

We would be grateful for the help and approval of this project. Please approve the BOCES Educational Park Project.

Sincerely,

Dave Eastin

Superintendent

Edison SD 54JT



May 14, 2024

Regional Building Department

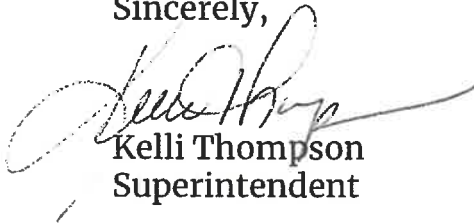
RE: Letter of Support for Pikes Peak BOCES Business and Educational Park

The Elbert School District #200 would like to express our enthusiastic support of the efforts being made by the Pikes Peak Board of Cooperative Educational Services (BOCES) to pursue a Career and Technical Business/Educational Park to serve the needs of our rural students.

The creation of the new facility and programs aligns with the goals and work happening not only in our school but all of our neighboring districts. Across our state and nation, there is an extreme shortage of trained individuals willing to do skilled trades jobs. Not only will this help alleviate this shortage, but it will provide many opportunities for our rural students that have not been available to them in the past due to their isolated/remote locations. This project is a win for all involved.

As a member of the community, as a representative of the Elbert School District, and most importantly a parent, I highly encourage you to consider the request to support this project. I strongly believe our children, the future of our community, deserve the right to have the same opportunities as city students and this project makes that happen.

Sincerely,



Kelli Thompson
Superintendent

Elbert Bulldogs ROCK!

RESPECT ~ OWNERSHIP ~ COMPASSION ~ KNOWLEDGE



Ellicott School District 22

Home of the Thunderhawks

Chris Smith- Superintendent

May 14, 2024

TO: Pikes Peak Regional Building Department
2880 International Cir,
Colorado Springs, CO 80910

From: Chris Smith, Ellicott 22 Superintendent

RE: Support of the Pikes Peak BOCES (PPBOCES) Educational Park

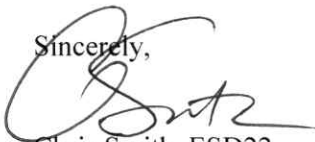
To whom it may concern,

Please allow this letter to demonstrate that the Ellicott School District is in full support of the Pikes Peak BOCES Educational Park. In the Ellicott Schools, we are always struggling to provide opportunities for our students that allow them to be engaged in their own learning. The struggle for us is that we do not have enough personnel, resources or enough funding to provide our students a plethora of opportunities, which allows our students to be competitive in career and technical fields regionally, locally and nationally.

The PPBOCES has been working with its members to help all of its school districts provide these learning opportunities by providing a CTE Facility that is ideally located for the rural districts, while allowing access for the bigger districts. Our students will have the opportunity to get a head start on a career path that will in turn benefit the area by providing graduates who are ready to fill positions that are needed in the workforce.

This is an exciting opportunity for our students and our area.

Sincerely,



Chris Smith, ESD22
Superintendent



HANOVER SCHOOL DISTRICT 28

17050 S. Peyton Hwy.
Colorado Springs, CO 80928

May 14, 2024

Regional Building Department

Subject: Letter of Support for BOCES Educational Park

This letter is written to express our enthusiastic support for the proposed Career and Technical Education (CTE) training facility project in El Paso County under the direction of the Pikes Peak BOCES. We recognize the invaluable role that quality education plays in shaping the future of our youth, and firmly believe that this initiative aligns perfectly with our collective goals for student success in Hanover.

CTE programs offer students practical skills and hands-on experience that prepare them for both college and the workforce. By providing state-of-the-art facilities and resources tailored to CTE training, we empower our students to explore diverse career pathways and develop the expertise needed to thrive in today's competitive job market. Investing in such a facility demonstrates our commitment to equipping students with the tools they need to excel in their chosen fields.

Moreover, the establishment of a dedicated CTE training facility within the region will not only benefit our students but also contribute to the overall growth and prosperity of our community. By fostering partnerships with local businesses and industries, we can create opportunities for internships, apprenticeships, and job placement, thereby strengthening our local economy and workforce.

We urge you to support this vital project, which has the potential to positively impact the lives of countless students in our district for years to come. Together, let us invest in the future by providing our youth with the resources and support they need to achieve their fullest potential.

Sincerely,

Mark McPherson
Superintendent

Student Office

420 South Rush Road • Rush, CO 80833

Phone: (719) 478-2186 • Fax: (719) 478-5380

Website: www.miamiyoder.org

**MIAMI-YODER
SCHOOL DISTRICT JT-60**



May 28, 2024

Regional Building Department

RE: Letter of Support for Pikes Peak BOCES Business and Educational Park

The Miami Yoder School District unequivocally supports the efforts being made by the Pikes Peak BOCES to pursue a Career and Technical Business/Educational Park to help better serve the needs and interest of rural students.

With the creation of this facility, the districts within the Pikes Peak BOCES will be able to pool resources to allow students the opportunity to take a variety of CTE and career centered courses which will help prepare them for success in the postsecondary world. As you well know, there is a dire need for skilled and trained employees in all skilled trades. This center will allow students to help alleviate the shortage, especially in and around the Pikes Peak area. Through this endeavor, rural students will have more opportunities and be able to access programming not readily available in their home district.

Miami Yoder has always had a strong CTE presence in our school with 5 programs currently active for our students. This facility will allow our students to further enhance the career skills which will better prepare them for the job market.

A handwritten signature in blue ink, appearing to read "Dwight Barnes". The signature is fluid and cursive.

Dwight Barnes, Superintendent

Miami Yoder School District



May 15, 2024

Regional Building Department

RE: Letter of Support for Pikes Peak BOCES Business and Educational Park

The Peyton School District 23JT unequivocally supports the efforts being made by the Pikes Peak BOCES to pursue a Career and Technical Business/Educational Park to help better serve the needs and interest of rural students.

With the creation of this facility, the districts within the Pikes Peak BOCES will be able to pool resources to allow students the opportunity to take a variety of CTE and career centered courses which will help prepare them for success in the postsecondary world. As you well know, there is a dire need for skilled and trained employees in all skilled trades. This center will allow students to help alleviate the shortage, especially in and around the Pikes Peak area. Through this endeavor, rural students will have more opportunities and be able to access programming not readily available in their home district.

I have made my home in Peyton, graduated from Ellicott High School, and fully believe that rural education is the backbone of public education. This project will only allow students the opportunity to grow and ultimately give back to their community and country. Thank you for your consideration.

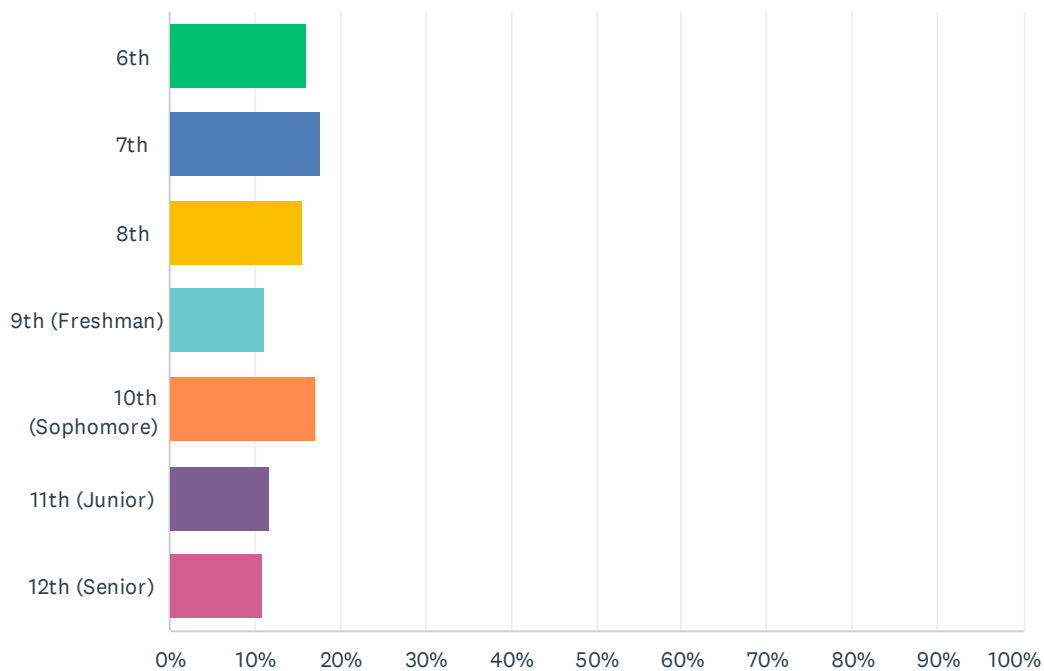
Sincerely,

Derek Burnside
Peyton School District Superintendent

www.peyton.k12.co.us

Q1 What grade are you in?

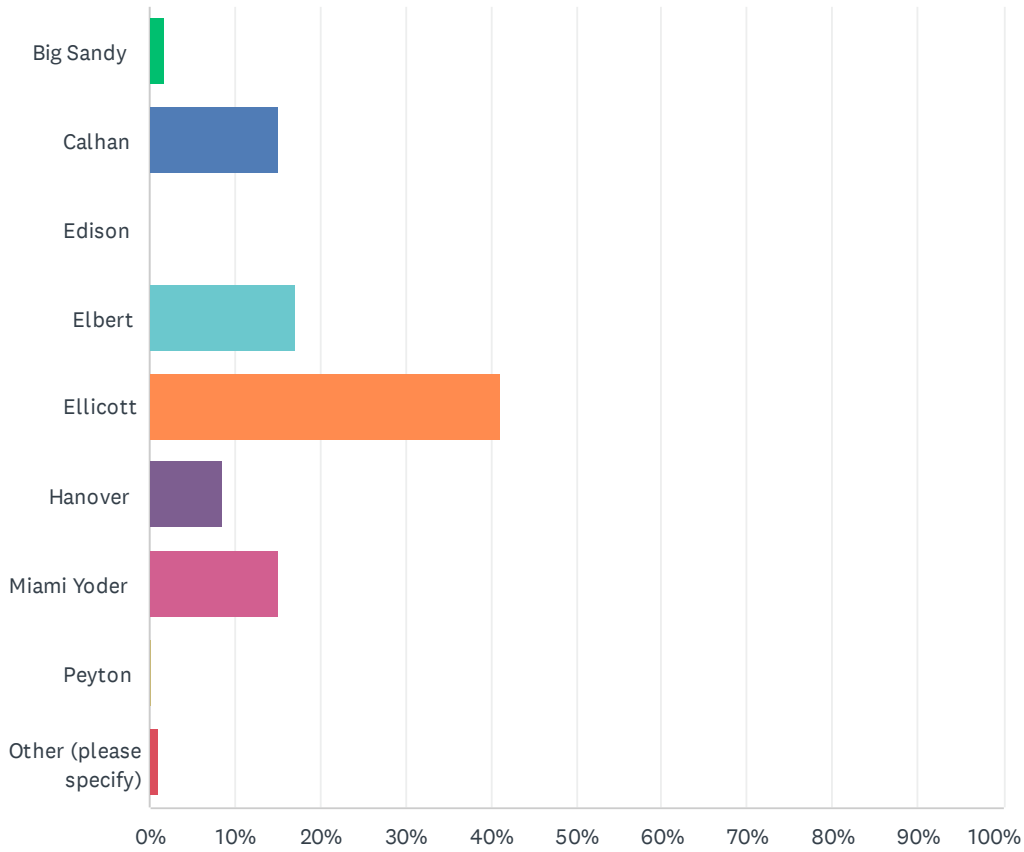
Answered: 551 Skipped: 0



ANSWER CHOICES	RESPONSES	
6th	15.97%	88
7th	17.60%	97
8th	15.61%	86
9th (Freshman)	11.07%	61
10th (Sophomore)	17.06%	94
11th (Junior)	11.80%	65
12th (Senior)	10.89%	60
TOTAL		551

Q2 What is your school district?

Answered: 551 Skipped: 0



ANSWER CHOICES	RESPONSES
Big Sandy	1.63% 9
Calhan	15.06% 83
Edison	0.00% 0
Elbert	17.06% 94
Ellicott	41.20% 227
Hanover	8.53% 47
Miami Yoder	15.25% 84
Peyton	0.18% 1
Other (please specify)	1.09% 6
TOTAL	551

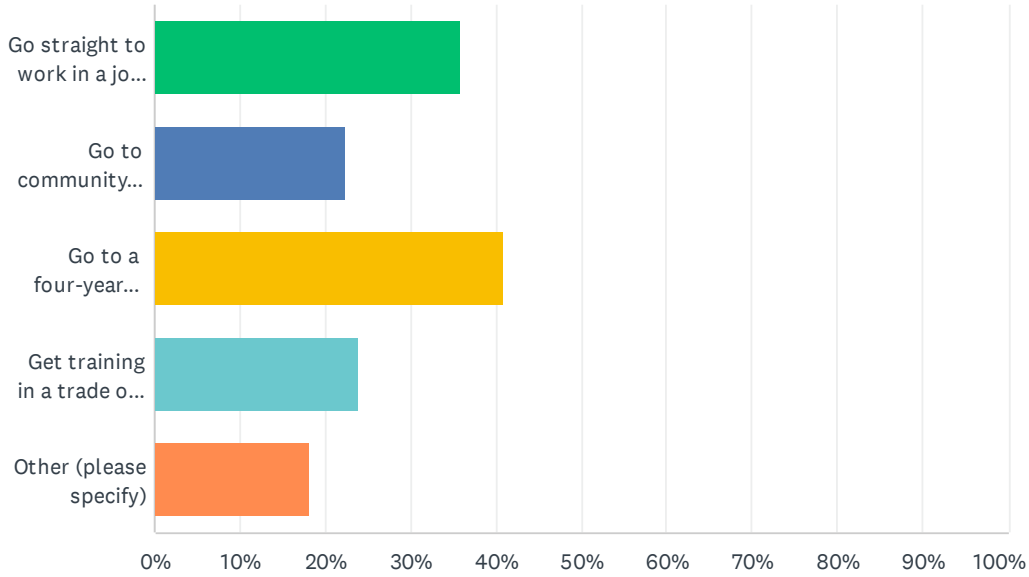
#	OTHER (PLEASE SPECIFY)	DATE
1	jrsr high school	4/3/2024 10:52 AM

Student Survey

2	Svdfdehjs disksktsbdddohrgdbfgfpckj	4/3/2024 9:15 AM
3	No	3/21/2024 6:08 PM
4	Parker	3/5/2024 11:18 AM
5	Kiowa	3/5/2024 8:04 AM
6	Ellicott Middle School	2/29/2024 8:05 AM

Q3 When you think about your future immediately after you finish public school, what do imagine for yourself? Would you like to: (select all that apply)

Answered: 551 Skipped: 0



ANSWER CHOICES	RESPONSES
Go straight to work in a job or career	35.75% 197
Go to community college to get a certificate or two-year associate's degree	22.32% 123
Go to a four-year college to get a bachelor's degree	40.83% 225
Get training in a trade or skill (for example, electrician, auto repair, cosmetology, computer skills, etc.)	23.77% 131
Other (please specify)	18.15% 100
Total Respondents: 551	

#	OTHER (PLEASE SPECIFY)	DATE
1	F	4/23/2024 9:48 AM
2	Acting	4/19/2024 2:20 PM
3	Go to the University of Boulder and get a PhD in Paleontology	4/19/2024 2:19 PM
4	Study space and try to be an astronomer.	4/19/2024 2:18 PM
5	Air Force	4/19/2024 2:18 PM
6	Learning more about Greek and Roman Mythology	4/19/2024 2:17 PM
7	I want to be a Marine, OOHRAH	4/19/2024 2:17 PM
8	Tech schools for Assistance	4/19/2024 2:16 PM
9	Military	4/19/2024 2:13 PM

Student Survey

10	I don't know	4/19/2024 2:09 PM
11	I would love to be a nurse and help others	4/19/2024 2:06 PM
12	Go to the police academy	4/19/2024 2:04 PM
13	To go to college	4/19/2024 2:04 PM
14	Go to college for cosmetology	4/19/2024 2:04 PM
15	Business loan	4/19/2024 2:03 PM
16	Science or business	4/19/2024 2:03 PM
17	Bull riding	4/19/2024 2:03 PM
18	Army	4/19/2024 2:03 PM
19	Go to college and university and work as hard as possible	4/19/2024 2:03 PM
20	the military	4/19/2024 1:34 PM
21	Military	4/5/2024 2:51 PM
22	fashion desing	4/3/2024 10:52 AM
23	Mission	4/3/2024 10:47 AM
24	Djdhdh*ccbnfgdvkfmj	4/3/2024 9:15 AM
25	when I'm done with school, I want to take a break before I get a job.	3/26/2024 10:26 AM
26	Althelete	3/22/2024 9:05 PM
27	military	3/22/2024 3:50 PM
28	take a break and after a year ill get a job	3/22/2024 3:42 PM
29	I would like to start my own business.	3/22/2024 11:46 AM
30	USAFA	3/22/2024 8:34 AM
31	Air Force A-10 warthog pilot	3/21/2024 1:57 PM
32	Go to college to become a teacher	3/21/2024 9:14 AM
33	Start a horse rescue/equine therapy center	3/21/2024 9:08 AM
34	The continuing to go to collage and get a PHD for forensics science	3/21/2024 9:00 AM
35	Join the military	3/21/2024 8:55 AM
36	6 year collage for masters degree	3/21/2024 8:52 AM
37	Air Force Academy	3/21/2024 8:01 AM
38	get a degree in doctoring	3/21/2024 7:48 AM
39	HVAC Business Owner	3/12/2024 7:58 AM
40	chasin that bag	3/5/2024 3:42 PM
41	FFA state officer	3/5/2024 11:53 AM
42	business	3/5/2024 11:28 AM
43	I would like to get a degree in veterinary sciences	3/5/2024 11:27 AM
44	To get my doctorate in veterinary medicine	3/5/2024 11:23 AM
45	entrepreneur	3/5/2024 11:21 AM
46	community first then a university	3/5/2024 11:16 AM
47	I want to go to notre dame for basketball then hopefully nba	3/5/2024 11:13 AM

Student Survey

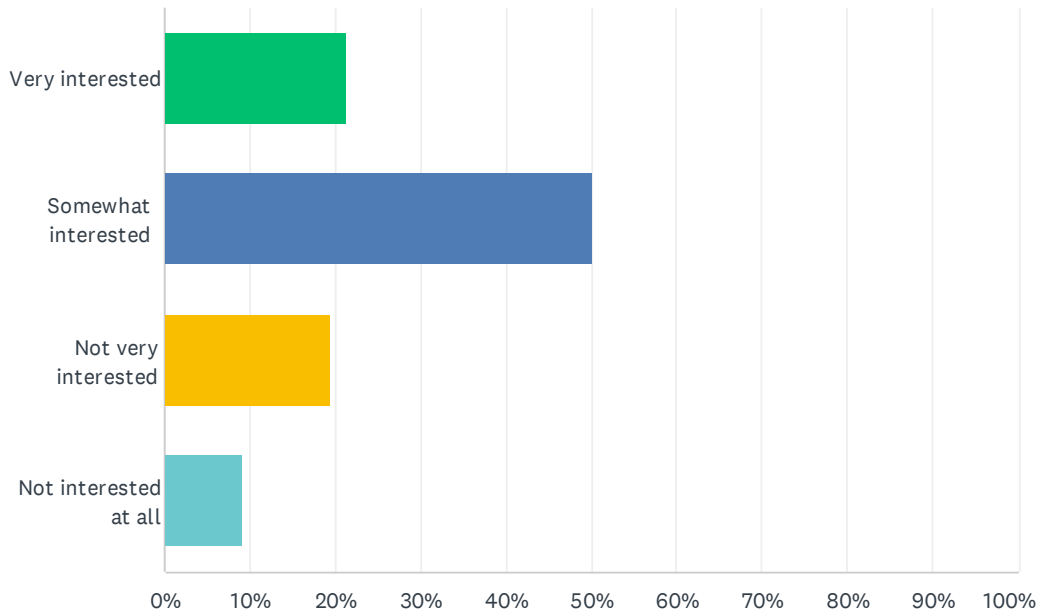
48	Go to undegrad then law school	3/5/2024 11:12 AM
49	army	3/5/2024 11:12 AM
50	Military	3/5/2024 11:02 AM
51	im gonna sign my life to the government. (military)	3/5/2024 10:34 AM
52	Travel	3/5/2024 10:10 AM
53	Join the united states marines (r.o.t.c. for college maybe)	3/5/2024 8:19 AM
54	ROTC/ Service academy	3/5/2024 8:15 AM
55	To play football in college.	3/5/2024 8:14 AM
56	be a marine biologist	3/5/2024 8:13 AM
57	I would like to go to welding school.	3/5/2024 8:13 AM
58	I want to go to college to be an anesthesiologist	3/5/2024 8:11 AM
59	Training horses	3/5/2024 8:10 AM
60	go to the millatary	3/5/2024 8:10 AM
61	Go to the United States Air Force Academy	3/5/2024 8:09 AM
62	to start my rodeo career full time and to be a welder.	3/5/2024 8:07 AM
63	I plan to spend eight years in college, preferably CSU and other veterinary schools, get several degrees, and become a production/large animal vet.	3/5/2024 8:05 AM
64	Military	3/5/2024 7:57 AM
65	Joining the Army	3/5/2024 7:49 AM
66	Something like this, a beauty school to do nails is what I wanna do.	2/29/2024 1:30 PM
67	get a math degree	2/29/2024 10:35 AM
68	cosmetology	2/29/2024 9:56 AM
69	cosmatoligy	2/29/2024 9:36 AM
70	job	2/29/2024 8:14 AM
71	go to college and get my doctorate	2/29/2024 8:14 AM
72	Baseball	2/29/2024 8:13 AM
73	Not sure.	2/29/2024 8:12 AM
74	not sure	2/29/2024 8:11 AM
75	Marines	2/29/2024 8:11 AM
76	Collage	2/29/2024 8:09 AM
77	get into college on a soccer scholarship to play professional soccer	2/29/2024 8:08 AM
78	i want to go work with my dad in dry wall	2/29/2024 8:06 AM
79	Soccer	2/29/2024 8:05 AM
80	Keep working with my brothers in carpet	2/29/2024 8:05 AM
81	work with bother	2/29/2024 8:05 AM
82	soccer	2/29/2024 8:05 AM
83	play soocer	2/29/2024 8:05 AM
84	go to the military	2/29/2024 8:05 AM
85	go get a scholarship.	2/29/2024 8:04 AM

Student Survey

86	pastor so i think 5 years	2/29/2024 8:04 AM
87	pilot school	2/29/2024 8:03 AM
88	wrestling and basketball	2/29/2024 8:03 AM
89	i wanna do something in welding	2/29/2024 8:02 AM
90	meteorology and baseball	2/29/2024 8:02 AM
91	No idea	2/29/2024 7:55 AM
92	TO be in the NFL	2/29/2024 7:53 AM
93	military	2/28/2024 7:13 PM
94	Possibly Join the Navy	2/28/2024 2:32 PM
95	I would like to go to school to become a nail tech.	2/28/2024 1:27 PM
96	mmmmmm	2/28/2024 12:12 PM
97	Bartending	2/28/2024 12:07 PM
98	become a athlete or a 8 ball pool player	2/28/2024 12:05 PM
99	Pursue music	2/28/2024 12:04 PM
100	no	2/28/2024 11:26 AM

Q4 How interested are you in receiving this kind of skill or trade training at a regional campus, which would be called the Pikes Peak Education Park at the northeast corner of Judge Orr Road and Elbert Road?

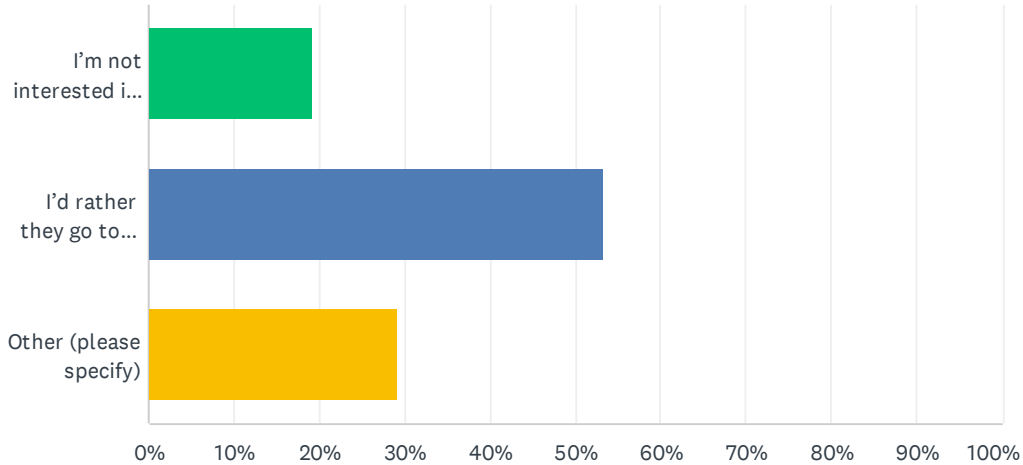
Answered: 525 Skipped: 26



ANSWER CHOICES	RESPONSES	
Very interested	21.33%	112
Somewhat interested	50.10%	263
Not very interested	19.43%	102
Not interested at all	9.14%	48
TOTAL		525

Q5 Please tell us why you wouldn't be interested in this option. (Please check all that apply)

Answered: 120 Skipped: 431



ANSWER CHOICES	RESPONSES
I'm not interested in this educational option for my kids	19.17% 23
I'd rather they go to classes at our local school as opposed to this centralized location	53.33% 64
Other (please specify)	29.17% 35
Total Respondents: 120	

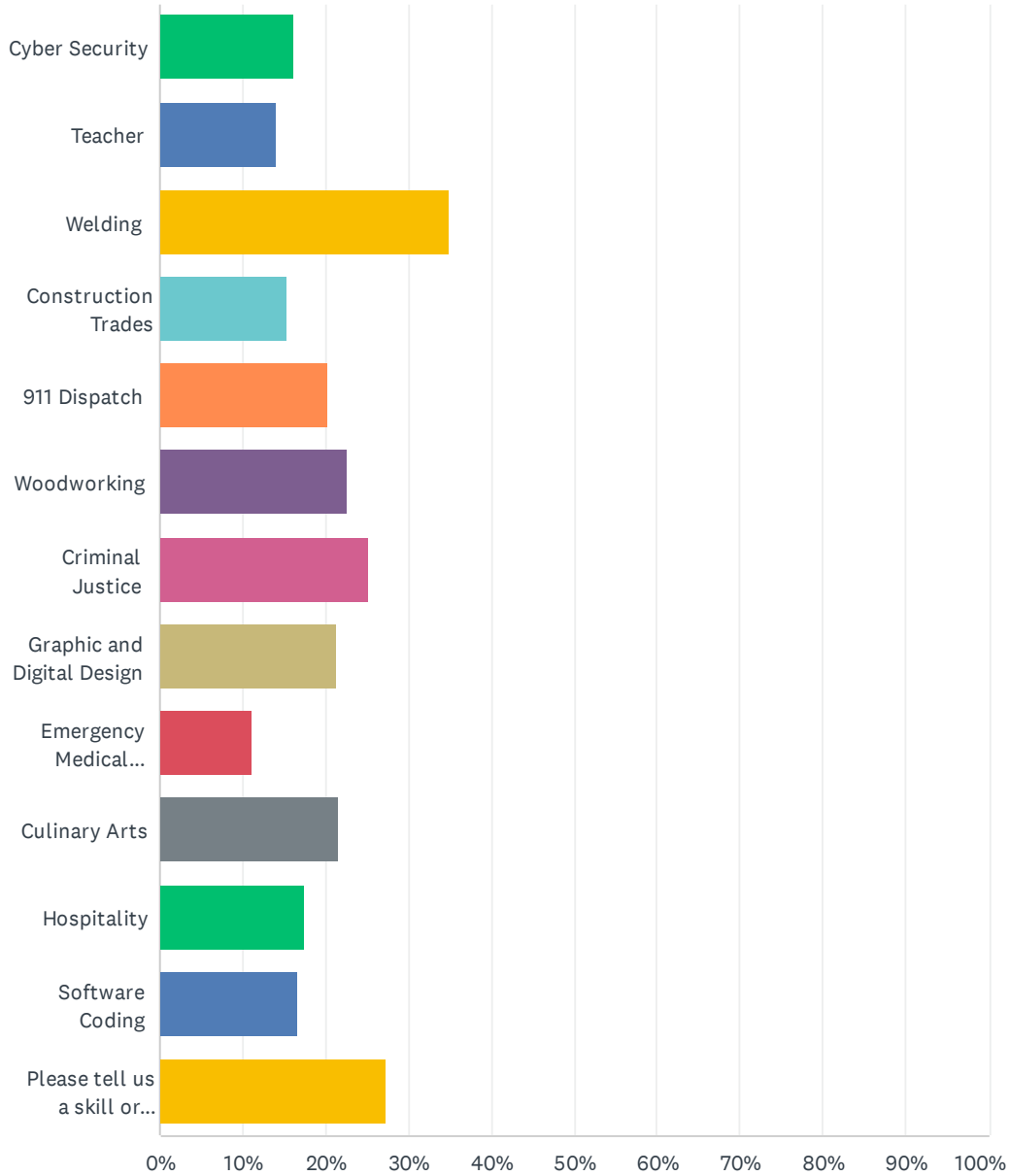
#	OTHER (PLEASE SPECIFY)	DATE
1	I would not be sure of how reliable, professional, and the quality of this establishment	4/19/2024 2:22 PM
2	I dunno	4/19/2024 2:10 PM
3	Just not something I'm interested at the moment	4/19/2024 2:07 PM
4	I'm not interested in those subjects	4/19/2024 2:07 PM
5	I can learn from family	4/19/2024 2:06 PM
6	I'm a student but I do 4-h and I'm in NJHS and I do a ton of sports so I just don't have time.	4/19/2024 2:05 PM
7	Im moving	4/19/2024 2:03 PM
8	it won't effect anything in my life	4/19/2024 1:39 PM
9	I am a student enrolled in another program	4/19/2024 1:29 PM
10	I am not interested in this option because I don't feel like doing it and none of it seems interesting to me.	3/26/2024 10:33 AM
11	Cause I'm not Inretested	3/22/2024 9:06 PM
12	i just dont know	3/22/2024 3:44 PM
13	Want of different state for college.	3/22/2024 3:21 PM
14	Just not what im looking for	3/22/2024 11:46 AM

Student Survey

15	N/A	3/22/2024 9:28 AM
16	Going to college	3/22/2024 8:11 AM
17	I specifically am seeing myself go to other schools in different districts	3/21/2024 9:05 AM
18	I do not plan to attend either of those schools	3/21/2024 7:49 AM
19	I live in springs and I don't want a 45 min drive every day	3/5/2024 11:30 AM
20	I already have a plan	3/5/2024 11:14 AM
21	Going to a different college	3/5/2024 10:12 AM
22	bro i don't have kids	3/5/2024 8:15 AM
23	This seems like a question for parents. I'm a student.	3/5/2024 7:59 AM
24	I don't understand	2/29/2024 1:38 PM
25	Not interested in woodwork or criminal justice or anything like that.	2/29/2024 12:00 PM
26	I want to go to UCCS	2/29/2024 8:19 AM
27	to far from home	2/29/2024 8:16 AM
28	im not going to be here	2/29/2024 8:15 AM
29	I'm going to college for business.	2/29/2024 8:11 AM
30	I do not know what they are asking me	2/29/2024 8:08 AM
31	idk i just gotta think more	2/29/2024 8:05 AM
32	I don't know much about what i'm doing next year and I don't want to create any plans.	2/29/2024 7:55 AM
33	i dont know	2/29/2024 7:50 AM
34	I have different plans.	2/28/2024 12:45 PM
35	I would rather go somewhere outside of colorado	2/28/2024 12:18 PM

Q6 Here is a list of trade or skill training that could be offered at the Education Park. Please check all those that you think would be of interest to your family:

Answered: 478 Skipped: 73



Student Survey

ANSWER CHOICES	RESPONSES	
Cyber Security	16.11%	77
Teacher	14.02%	67
Welding	34.94%	167
Construction Trades	15.27%	73
911 Dispatch	20.29%	97
Woodworking	22.59%	108
Criminal Justice	25.10%	120
Graphic and Digital Design	21.34%	102
Emergency Medical Technician	11.09%	53
Culinary Arts	21.55%	103
Hospitality	17.57%	84
Software Coding	16.53%	79
Please tell us a skill or trade that is not on the list and that you would like to see as something that is taught at the Education Park. (please specify)	27.20%	130
Total Respondents: 478		

#	PLEASE TELL US A SKILL OR TRADE THAT IS NOT ON THE LIST AND THAT YOU WOULD LIKE TO SEE AS SOMETHING THAT IS TAUGHT AT THE EDUCATION PARK. (PLEASE SPECIFY)	DATE
1	Acting	4/19/2024 2:34 PM
2	Gunsmithing and engineering	4/19/2024 2:22 PM
3	Paleontology or geology	4/19/2024 2:22 PM
4	Astronomy	4/19/2024 2:21 PM
5	Car	4/19/2024 2:21 PM
6	Cosmetology	4/19/2024 2:21 PM
7	Library sciences	4/19/2024 2:20 PM
8	Finances/how to make more than the average middle class family	4/19/2024 2:20 PM
9	Architecture	4/19/2024 2:19 PM
10	Mythology	4/19/2024 2:19 PM
11	Trading/business	4/19/2024 2:18 PM
12	Architecture	4/19/2024 2:18 PM
13	Military	4/19/2024 2:15 PM
14	Chef	4/19/2024 2:14 PM
15	NBA	4/19/2024 2:13 PM
16	None of them peak my interest	4/19/2024 2:10 PM
17	Stunt boy	4/19/2024 2:06 PM
18	Vet	4/19/2024 2:05 PM

Student Survey

19	Aeronautical engineer	4/19/2024 2:05 PM
20	Photography	4/19/2024 2:04 PM
21	I want to be a photographer	4/19/2024 2:04 PM
22	cosmetics	4/19/2024 1:39 PM
23	Esthetician	4/19/2024 1:36 PM
24	Neonatal nurse	4/19/2024 1:35 PM
25	Cosmetology	4/19/2024 1:35 PM
26	Diesel tech	4/19/2024 1:33 PM
27	colle	4/3/2024 10:52 AM
28	Electrical lineman	4/3/2024 9:40 AM
29	Cod cpidgdood jgccd7dvco gif of. Fifofb comb f	4/3/2024 9:17 AM
30	Psychology	3/22/2024 3:55 PM
31	diesel mechanics	3/22/2024 3:37 PM
32	welding	3/22/2024 3:21 PM
33	forensics	3/22/2024 2:46 PM
34	Tattoo artist	3/22/2024 1:40 PM
35	architecture	3/22/2024 8:48 AM
36	Emt. Fire fighter	3/21/2024 6:09 PM
37	Plane macanics	3/21/2024 1:58 PM
38	NFL/ NBA cheerleader, fashion	3/21/2024 9:18 AM
39	Sports writing, sports reporting, or fashion.	3/21/2024 9:16 AM
40	Horse Vet/ animal vet.	3/21/2024 9:10 AM
41	Carpentry	3/21/2024 8:56 AM
42	Being a chef	3/21/2024 8:54 AM
43	Criminology and psychology	3/21/2024 8:54 AM
44	Cosmology	3/21/2024 8:29 AM
45	I want to learn more of how to help animals	3/21/2024 8:06 AM
46	Game design with Unity and Unreal engine	3/21/2024 8:02 AM
47	Sports of any type	3/21/2024 8:01 AM
48	Aerospace engineering	3/21/2024 7:54 AM
49	Aviation	3/21/2024 7:54 AM
50	Veterinary Skills	3/5/2024 11:31 AM
51	math and business	3/5/2024 11:31 AM
52	army	3/5/2024 11:30 AM
53	coding and youtubing	3/5/2024 11:30 AM
54	Horse Training	3/5/2024 11:25 AM
55	Chiropractor	3/5/2024 11:25 AM
56	Safety to protect yourself from killers.	3/5/2024 11:23 AM

Student Survey

57	auto mechanics	3/5/2024 11:20 AM
58	macanic	3/5/2024 11:17 AM
59	building	3/5/2024 11:16 AM
60	Pre law	3/5/2024 11:14 AM
61	vet	3/5/2024 11:12 AM
62	Automechanics	3/5/2024 11:04 AM
63	Electrical	3/5/2024 10:12 AM
64	vet	3/5/2024 8:29 AM
65	military option	3/5/2024 8:21 AM
66	nothing	3/5/2024 8:21 AM
67	Veterinarian (All animals)	3/5/2024 8:18 AM
68	The ability to become a pilot.	3/5/2024 8:18 AM
69	mechanicing	3/5/2024 8:18 AM
70	Mechanic	3/5/2024 8:17 AM
71	marnie biology	3/5/2024 8:15 AM
72	Farming	3/5/2024 8:15 AM
73	train horses	3/5/2024 8:15 AM
74	Mechanic	3/5/2024 8:14 AM
75	Cosmetology	3/5/2024 8:12 AM
76	Firefighter	3/5/2024 8:11 AM
77	Aerospace engineering	3/5/2024 8:10 AM
78	vet	3/5/2024 8:08 AM
79	Rodeo team.	3/5/2024 8:08 AM
80	Mabee babysitting, if that counts, or other arts like sewing?	3/5/2024 8:08 AM
81	HVAC	3/5/2024 8:02 AM
82	Same as above, I'm not a parent.	3/5/2024 7:59 AM
83	Teaching how to be a counselor or therapist	3/5/2024 7:56 AM
84	Music	3/4/2024 11:27 AM
85	Beauty things, for example-nails, makeup, hair, etc.	2/29/2024 1:38 PM
86	no idea.	2/29/2024 12:00 PM
87	forensic science	2/29/2024 11:59 AM
88	math	2/29/2024 10:36 AM
89	Computer Science	2/29/2024 9:59 AM
90	Cosmetology	2/29/2024 9:57 AM
91	Veterinarian Medicine	2/29/2024 9:01 AM
92	doctor	2/29/2024 8:19 AM
93	non	2/29/2024 8:16 AM
94	Baseball!!!!!!!!!!!!!!!!!!!!	2/29/2024 8:14 AM

Student Survey

95	Stunt driving	2/29/2024 8:13 AM
96	Idk	2/29/2024 8:09 AM
97	No	2/29/2024 8:07 AM
98	Veternarian	2/29/2024 8:07 AM
99	None	2/29/2024 8:07 AM
100	none	2/29/2024 8:07 AM
101	sports	2/29/2024 8:07 AM
102	Actor, vet.	2/29/2024 8:07 AM
103	barber	2/29/2024 8:06 AM
104	Athletic	2/29/2024 8:06 AM
105	Idk	2/29/2024 8:05 AM
106	piloting	2/29/2024 8:05 AM
107	Rancher	2/29/2024 8:04 AM
108	meteorology	2/29/2024 8:03 AM
109	Cosmetology	2/29/2024 7:56 AM
110	How to run or manage a business	2/29/2024 7:56 AM
111	mechanic	2/29/2024 7:54 AM
112	Football	2/29/2024 7:54 AM
113	Mechanical engineering	2/29/2024 7:35 AM
114	dental	2/28/2024 3:35 PM
115	Astronomy and Physics	2/28/2024 1:17 PM
116	dental	2/28/2024 1:02 PM
117	Computer programs	2/28/2024 12:45 PM
118	Veterinary services	2/28/2024 12:41 PM
119	Engineering	2/28/2024 12:18 PM
120	Music	2/28/2024 12:08 PM
121	business	2/28/2024 12:07 PM
122	automotive collusion	2/28/2024 12:06 PM
123	architecture	2/28/2024 12:06 PM
124	broadcasting	2/28/2024 12:04 PM
125	Mechanic	2/28/2024 12:03 PM
126	podcasting	2/28/2024 12:02 PM
127	Early Childhood ED, psychology	2/28/2024 11:28 AM
128	plumbing/pipefitting	2/28/2024 11:27 AM
129	Esthetician.	2/28/2024 11:25 AM
130	air force	2/28/2024 11:23 AM

Q7 Is there anything else that you'd like to share with us about this general topic?

Answered: 238 Skipped: 313

#	RESPONSES	DATE
1	Negative	4/19/2024 2:34 PM
2	I wanna be a bailbonds woman too	4/19/2024 2:32 PM
3	Paleontology is the study of fossilized organisms, how they lived, and the environment around them	4/19/2024 2:22 PM
4	No not really, but thank you for asking.	4/19/2024 2:21 PM
5	No	4/19/2024 2:21 PM
6	I strongly dis-like the school system that exists today but I am glad to see that there are more options opening up	4/19/2024 2:20 PM
7	No.	4/19/2024 2:19 PM
8	No	4/19/2024 2:19 PM
9	No	4/19/2024 2:19 PM
10	It sounds like a good idea	4/19/2024 2:18 PM
11	No	4/19/2024 2:15 PM
12	No thank you	4/19/2024 2:14 PM
13	No	4/19/2024 2:14 PM
14	Jdm cars desing	4/19/2024 2:13 PM
15	No	4/19/2024 2:10 PM
16	Policing	4/19/2024 2:07 PM
17	Nope	4/19/2024 2:07 PM
18	To be a police officer and uphold the law	4/19/2024 2:06 PM
19	I want to hear welder	4/19/2024 2:06 PM
20	Nope	4/19/2024 2:06 PM
21	Nope I want to go to Miami Yoder that is it	4/19/2024 2:06 PM
22	No thank you	4/19/2024 2:06 PM
23	Nothing	4/19/2024 2:06 PM
24	Nope.	4/19/2024 2:05 PM
25	No thank you.	4/19/2024 2:05 PM
26	No	4/19/2024 2:05 PM
27	No	4/19/2024 2:05 PM
28	What is happening	4/19/2024 2:04 PM
29	Ww2/history	4/19/2024 2:04 PM
30	I am really good at taking pictures and editing them.	4/19/2024 2:04 PM

Student Survey

31	Nuh uh	4/19/2024 2:04 PM
32	Doctor, nurse, fashion designer	4/19/2024 2:04 PM
33	No.	4/19/2024 1:36 PM
34	No there is not	4/19/2024 1:35 PM
35	no	4/5/2024 3:09 PM
36	No.	4/5/2024 2:52 PM
37	nope	4/3/2024 10:52 AM
38	No	4/3/2024 9:55 AM
39	Jvdvlpncccdvhjdbcv	4/3/2024 9:17 AM
40	Nope pretty clear of the topics above	4/2/2024 12:32 PM
41	No there is not	4/2/2024 12:29 PM
42	No, I don't think I have any other ideas I like to share about this topic.	3/26/2024 10:33 AM
43	no, there is nothing else that I would like to share about this general topic	3/22/2024 9:55 PM
44	Nah	3/22/2024 9:06 PM
45	no	3/22/2024 4:00 PM
46	no	3/22/2024 3:51 PM
47	i wont even be here for this to happen due to moving	3/22/2024 3:48 PM
48	no.	3/22/2024 3:44 PM
49	no	3/22/2024 3:43 PM
50	i dont think so	3/22/2024 3:40 PM
51	no	3/22/2024 3:37 PM
52	There is nothing that I have to say	3/22/2024 3:36 PM
53	no	3/22/2024 3:21 PM
54	no	3/22/2024 3:14 PM
55	no, thank you.	3/22/2024 2:46 PM
56	no	3/22/2024 11:46 AM
57	no	3/22/2024 10:32 AM
58	I am a very hard worker inside and outside of school. I have work experience and great education experience which is why I chose these criteria.	3/22/2024 8:36 AM
59	No:)	3/21/2024 6:10 PM
60	No	3/21/2024 6:09 PM
61	No	3/21/2024 3:50 PM
62	No	3/21/2024 1:41 PM
63	No	3/21/2024 11:45 AM
64	Anything that has to do with Criminal Justice Im interest in because I've wanted to be a cop since like 4 and it's very interesting and amazing.	3/21/2024 9:20 AM
65	No	3/21/2024 9:18 AM
66	No	3/21/2024 9:16 AM
67	No	3/21/2024 9:16 AM

Student Survey

68	No	3/21/2024 9:14 AM
69	Nope.	3/21/2024 9:14 AM
70	No	3/21/2024 9:13 AM
71	No but I think it is a great idea and I can't wait to try this out	3/21/2024 9:12 AM
72	No	3/21/2024 9:05 AM
73	Is there a class for cooking	3/21/2024 8:54 AM
74	No.	3/21/2024 8:07 AM
75	No thank you	3/21/2024 8:06 AM
76	No thankyou	3/21/2024 8:02 AM
77	No	3/21/2024 8:01 AM
78	Nope there is nothing else	3/21/2024 8:01 AM
79	No	3/21/2024 8:00 AM
80	Not fully I believe Family Consumer Science should get a larger standing in some of this.	3/21/2024 7:56 AM
81	No	3/21/2024 7:54 AM
82	no	3/21/2024 7:48 AM
83	No	3/21/2024 7:39 AM
84	im very interested	3/6/2024 9:33 AM
85	No	3/5/2024 1:57 PM
86	no	3/5/2024 11:58 AM
87	NO	3/5/2024 11:54 AM
88	no	3/5/2024 11:50 AM
89	In my opinion, teaching certain veterinary Skills would be very important.	3/5/2024 11:31 AM
90	I wanna start a business..	3/5/2024 11:31 AM
91	i dont like joe bidden	3/5/2024 11:30 AM
92	no no no	3/5/2024 11:30 AM
93	If I do horse training then people will come to me to help them with their horses.	3/5/2024 11:25 AM
94	no	3/5/2024 11:25 AM
95	Nothing else.	3/5/2024 11:23 AM
96	Nah	3/5/2024 11:20 AM
97	NO	3/5/2024 11:19 AM
98	I want to be a nurse and I feel like we need more options.	3/5/2024 11:19 AM
99	no	3/5/2024 11:17 AM
100	I like turtles and trucks/cars	3/5/2024 11:17 AM
101	No	3/5/2024 11:15 AM
102	no	3/5/2024 11:14 AM
103	not really	3/5/2024 11:13 AM
104	nope	3/5/2024 8:32 AM
105	no	3/5/2024 8:29 AM

Student Survey

106	no	3/5/2024 8:21 AM
107	no	3/5/2024 8:21 AM
108	no	3/5/2024 8:21 AM
109	nothing.	3/5/2024 8:18 AM
110	N/A	3/5/2024 8:18 AM
111	nope	3/5/2024 8:18 AM
112	No thank you	3/5/2024 8:18 AM
113	no	3/5/2024 8:17 AM
114	Not really just I want to be a chef when im older.	3/5/2024 8:16 AM
115	nope	3/5/2024 8:15 AM
116	no	3/5/2024 8:15 AM
117	Ranching	3/5/2024 8:15 AM
118	no	3/5/2024 8:15 AM
119	No thank you	3/5/2024 8:15 AM
120	no	3/5/2024 8:15 AM
121	no	3/5/2024 8:14 AM
122	no	3/5/2024 8:14 AM
123	It's cool	3/5/2024 8:13 AM
124	No	3/5/2024 8:13 AM
125	No	3/5/2024 8:12 AM
126	I would like to do stuff that uses cool math.	3/5/2024 8:12 AM
127	no	3/5/2024 8:09 AM
128	no	3/5/2024 8:09 AM
129	nope	3/5/2024 8:08 AM
130	I love rodeo.	3/5/2024 8:08 AM
131	I like the idea of hospitality, whether it is like life saving or being a host to guests, and I love culinary arts. I think it would be cool if you added in classes like music.	3/5/2024 8:08 AM
132	no	3/5/2024 8:07 AM
133	no	3/5/2024 8:06 AM
134	Not much else I would like to say.	3/5/2024 8:05 AM
135	Not much else i'd like to share.	3/5/2024 8:05 AM
136	My mom was a ICU nurse and I want to learn some things about this stuff with her	3/5/2024 8:04 AM
137	No	3/5/2024 8:02 AM
138	No	3/5/2024 7:59 AM
139	no	3/4/2024 11:29 AM
140	I'm planning on doing some sort of trade to start out with.	3/4/2024 11:27 AM
141	No	3/4/2024 11:25 AM
142	I am so interested in doing that	3/2/2024 3:09 PM
143	no	2/29/2024 2:10 PM

Student Survey

144	I just love doing nails	2/29/2024 1:38 PM
145	no	2/29/2024 12:15 PM
146	no	2/29/2024 12:02 PM
147	nope	2/29/2024 12:00 PM
148	I would like to have more technology options	2/29/2024 9:59 AM
149	Theater	2/29/2024 9:57 AM
150	I want to go into the police force.	2/29/2024 8:49 AM
151	No.	2/29/2024 8:36 AM
152	no	2/29/2024 8:21 AM
153	no	2/29/2024 8:20 AM
154	I want more electives preparing me and other students for our future like I would like if there was an anatomy class because I want to be in the medical industry when I grow up.	2/29/2024 8:19 AM
155	no	2/29/2024 8:16 AM
156	no	2/29/2024 8:15 AM
157	Not really.	2/29/2024 8:15 AM
158	I'm not so interested because I would like to box or do mma	2/29/2024 8:15 AM
159	I play travel ball	2/29/2024 8:14 AM
160	i like to be creative in all of my work	2/29/2024 8:14 AM
161	I would like to do sports	2/29/2024 8:14 AM
162	No thank you	2/29/2024 8:13 AM
163	No	2/29/2024 8:11 AM
164	No.	2/29/2024 8:11 AM
165	No	2/29/2024 8:10 AM
166	No	2/29/2024 8:09 AM
167	no	2/29/2024 8:09 AM
168	no	2/29/2024 8:09 AM
169	no	2/29/2024 8:09 AM
170	no	2/29/2024 8:08 AM
171	no	2/29/2024 8:08 AM
172	No	2/29/2024 8:07 AM
173	No	2/29/2024 8:07 AM
174	NO	2/29/2024 8:07 AM
175	no	2/29/2024 8:07 AM
176	No.	2/29/2024 8:07 AM
177	No	2/29/2024 8:07 AM
178	no	2/29/2024 8:07 AM
179	no	2/29/2024 8:07 AM
180	No, I would not	2/29/2024 8:07 AM
181	No	2/29/2024 8:06 AM

Student Survey

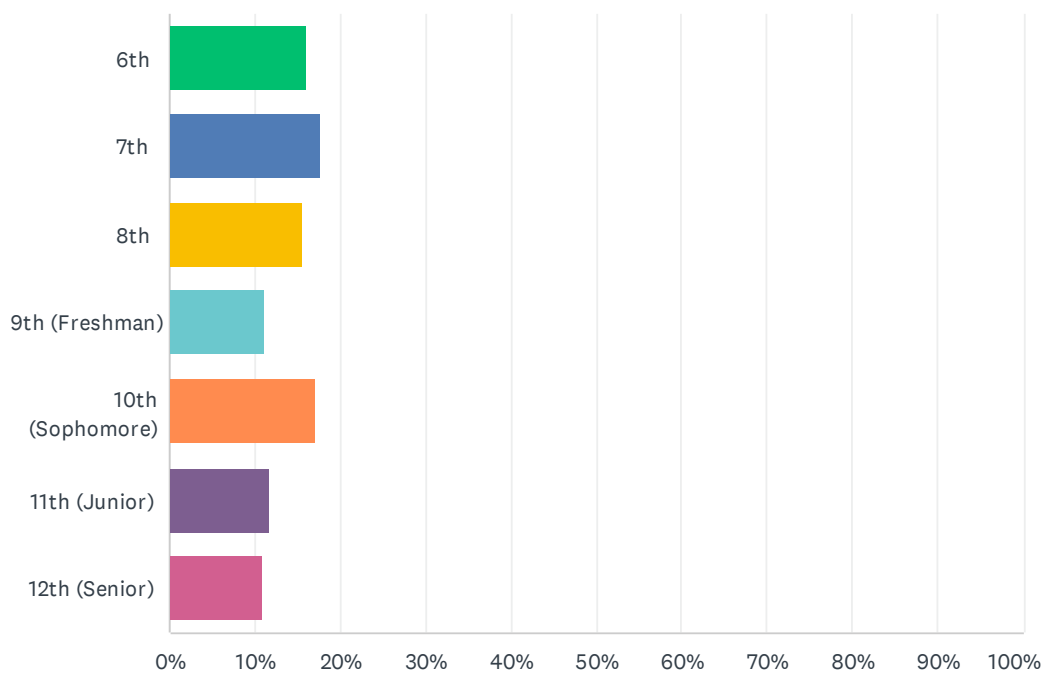
182	No thank you.	2/29/2024 8:06 AM
183	No there is nothing else i want to share on this topic.	2/29/2024 8:06 AM
184	no not really	2/29/2024 8:06 AM
185	no	2/29/2024 8:06 AM
186	no	2/29/2024 8:05 AM
187	no	2/29/2024 8:05 AM
188	no	2/29/2024 8:05 AM
189	no	2/29/2024 8:04 AM
190	airforcce	2/29/2024 8:04 AM
191	No	2/29/2024 8:04 AM
192	i just wanna make money in a job that i love, trynna win in life	2/29/2024 8:04 AM
193	No	2/29/2024 8:03 AM
194	no	2/29/2024 8:03 AM
195	no	2/29/2024 8:03 AM
196	no	2/29/2024 8:03 AM
197	no	2/29/2024 8:03 AM
198	Nah.	2/29/2024 8:00 AM
199	No	2/29/2024 7:58 AM
200	No	2/29/2024 7:57 AM
201	no	2/29/2024 7:56 AM
202	no	2/29/2024 7:56 AM
203	no	2/29/2024 7:55 AM
204	no	2/29/2024 7:55 AM
205	No	2/29/2024 7:55 AM
206	N/A	2/29/2024 7:55 AM
207	no	2/29/2024 7:54 AM
208	No I don't think so.	2/29/2024 7:53 AM
209	idk	2/29/2024 7:50 AM
210	No, im just super passionate about teaching being my carrer and culinary arts and welding being something im just more skilled at.	2/28/2024 3:49 PM
211	No	2/28/2024 2:56 PM
212	It would be amazing if there were more oppourtunities/classes for those wanting to go into the art industry.	2/28/2024 2:34 PM
213	No.	2/28/2024 2:26 PM
214	Let me cook	2/28/2024 2:05 PM
215	No	2/28/2024 1:38 PM
216	no	2/28/2024 1:29 PM
217	no	2/28/2024 1:17 PM
218	No.	2/28/2024 12:45 PM

Student Survey

219	a medicassint	2/28/2024 12:44 PM
220	n nnjn	2/28/2024 12:13 PM
221	No	2/28/2024 12:12 PM
222	yes	2/28/2024 12:10 PM
223	music would be very beneficial for all artist who would like to pursue a career in music arts	2/28/2024 12:08 PM
224	no	2/28/2024 12:07 PM
225	Just really interested on studying his topid	2/28/2024 12:06 PM
226	not really	2/28/2024 12:06 PM
227	Nah	2/28/2024 12:03 PM
228	no	2/28/2024 12:03 PM
229	I like kooking	2/28/2024 12:02 PM
230	NO	2/28/2024 11:28 AM
231	no thanks.	2/28/2024 11:28 AM
232	Nothing	2/28/2024 11:27 AM
233	nope	2/28/2024 11:27 AM
234	soccer	2/28/2024 11:27 AM
235	no	2/28/2024 11:27 AM
236	engineering	2/28/2024 11:26 AM
237	I love skincare, so being a qualifying esthetician trade skill will help me in my life.	2/28/2024 11:25 AM
238	no	2/28/2024 11:23 AM

Q1 What grade are you in?

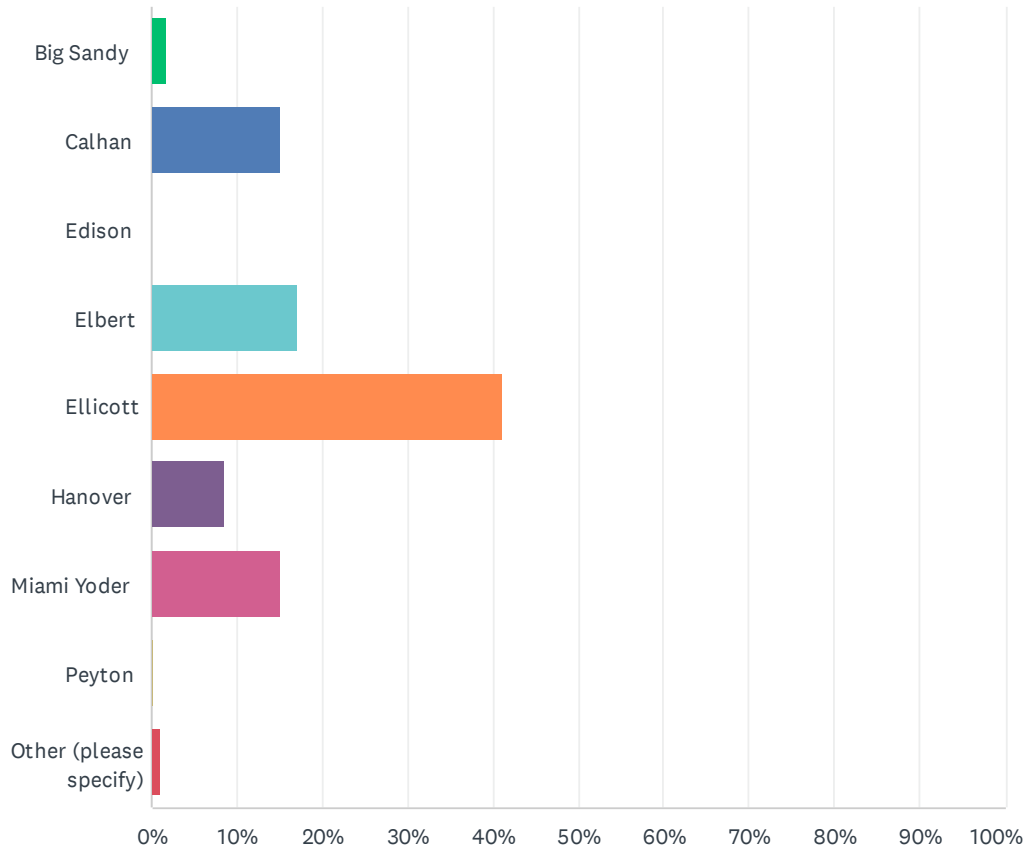
Answered: 551 Skipped: 0



ANSWER CHOICES	RESPONSES	
6th	15.97%	88
7th	17.60%	97
8th	15.61%	86
9th (Freshman)	11.07%	61
10th (Sophomore)	17.06%	94
11th (Junior)	11.80%	65
12th (Senior)	10.89%	60
TOTAL		551

Q2 What is your school district?

Answered: 551 Skipped: 0



ANSWER CHOICES	RESPONSES
Big Sandy	1.63% 9
Calhan	15.06% 83
Edison	0.00% 0
Elbert	17.06% 94
Ellicott	41.20% 227
Hanover	8.53% 47
Miami Yoder	15.25% 84
Peyton	0.18% 1
Other (please specify)	1.09% 6
TOTAL	551

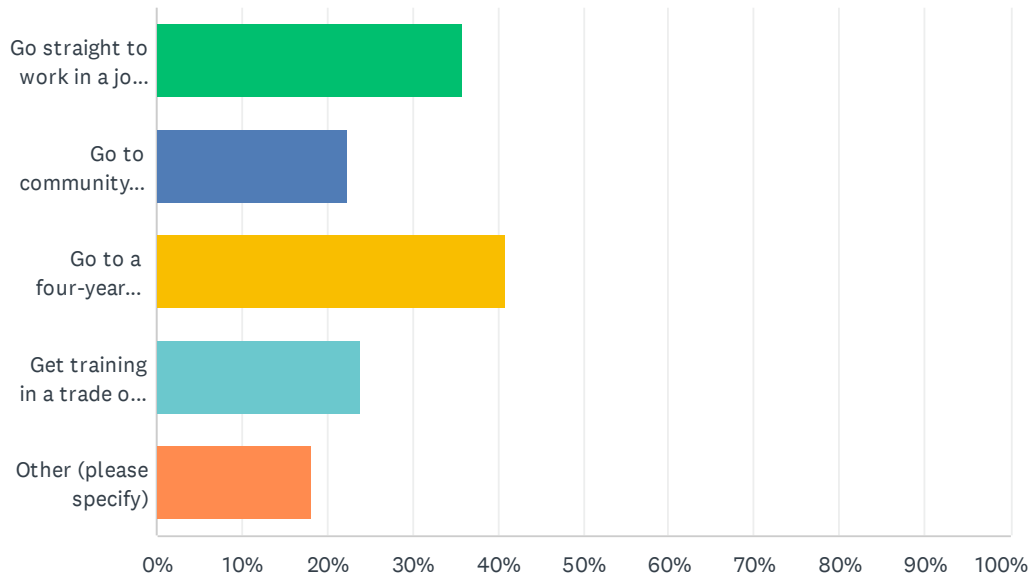
#	OTHER (PLEASE SPECIFY)	DATE
1	jrsr high school	4/3/2024 10:52 AM

Student Survey

2	Svdfdehjs disksktsbdddohrgdbfgfpckj	4/3/2024 9:15 AM
3	No	3/21/2024 6:08 PM
4	Parker	3/5/2024 11:18 AM
5	Kiowa	3/5/2024 8:04 AM
6	Ellicott Middle School	2/29/2024 8:05 AM

Q3 When you think about your future immediately after you finish public school, what do imagine for yourself? Would you like to: (select all that apply)

Answered: 551 Skipped: 0



ANSWER CHOICES	RESPONSES
Go straight to work in a job or career	35.75% 197
Go to community college to get a certificate or two-year associate's degree	22.32% 123
Go to a four-year college to get a bachelor's degree	40.83% 225
Get training in a trade or skill (for example, electrician, auto repair, cosmetology, computer skills, etc.)	23.77% 131
Other (please specify)	18.15% 100
Total Respondents: 551	

#	OTHER (PLEASE SPECIFY)	DATE
1	F	4/23/2024 9:48 AM
2	Acting	4/19/2024 2:20 PM
3	Go to the University of Boulder and get a PhD in Paleontology	4/19/2024 2:19 PM
4	Study space and try to be an astronomer.	4/19/2024 2:18 PM
5	Air Force	4/19/2024 2:18 PM
6	Learning more about Greek and Roman Mythology	4/19/2024 2:17 PM
7	I want to be a Marine, OOHRAH	4/19/2024 2:17 PM
8	Tech schools for Assistance	4/19/2024 2:16 PM
9	Military	4/19/2024 2:13 PM

Student Survey

10	I don't know	4/19/2024 2:09 PM
11	I would love to be a nurse and help others	4/19/2024 2:06 PM
12	Go to the police academy	4/19/2024 2:04 PM
13	To go to college	4/19/2024 2:04 PM
14	Go to college for cosmetology	4/19/2024 2:04 PM
15	Business loan	4/19/2024 2:03 PM
16	Science or business	4/19/2024 2:03 PM
17	Bull riding	4/19/2024 2:03 PM
18	Army	4/19/2024 2:03 PM
19	Go to college and university and work as hard as possible	4/19/2024 2:03 PM
20	the military	4/19/2024 1:34 PM
21	Military	4/5/2024 2:51 PM
22	fashion desing	4/3/2024 10:52 AM
23	Mission	4/3/2024 10:47 AM
24	Djdhdh*ccbngdvmkfmj	4/3/2024 9:15 AM
25	when I'm done with school, I want to take a break before I get a job.	3/26/2024 10:26 AM
26	Althelete	3/22/2024 9:05 PM
27	military	3/22/2024 3:50 PM
28	take a break and after a year ill get a job	3/22/2024 3:42 PM
29	I would like to start my own business.	3/22/2024 11:46 AM
30	USAFA	3/22/2024 8:34 AM
31	Air Force A-10 warthog pilot	3/21/2024 1:57 PM
32	Go to college to become a teacher	3/21/2024 9:14 AM
33	Start a horse rescue/equine therapy center	3/21/2024 9:08 AM
34	The continuing to go to collage and get a PHD for forensics science	3/21/2024 9:00 AM
35	Join the military	3/21/2024 8:55 AM
36	6 year collage for masters degree	3/21/2024 8:52 AM
37	Air Force Academy	3/21/2024 8:01 AM
38	get a degree in doctoring	3/21/2024 7:48 AM
39	HVAC Business Owner	3/12/2024 7:58 AM
40	chasin that bag	3/5/2024 3:42 PM
41	FFA state officer	3/5/2024 11:53 AM
42	business	3/5/2024 11:28 AM
43	I would like to get a degree in veterinary sciences	3/5/2024 11:27 AM
44	To get my doctorate in veterinary medicine	3/5/2024 11:23 AM
45	entrepreneur	3/5/2024 11:21 AM
46	community first then a university	3/5/2024 11:16 AM
47	I want to go to notre dame for basketball then hopefully nba	3/5/2024 11:13 AM

Student Survey

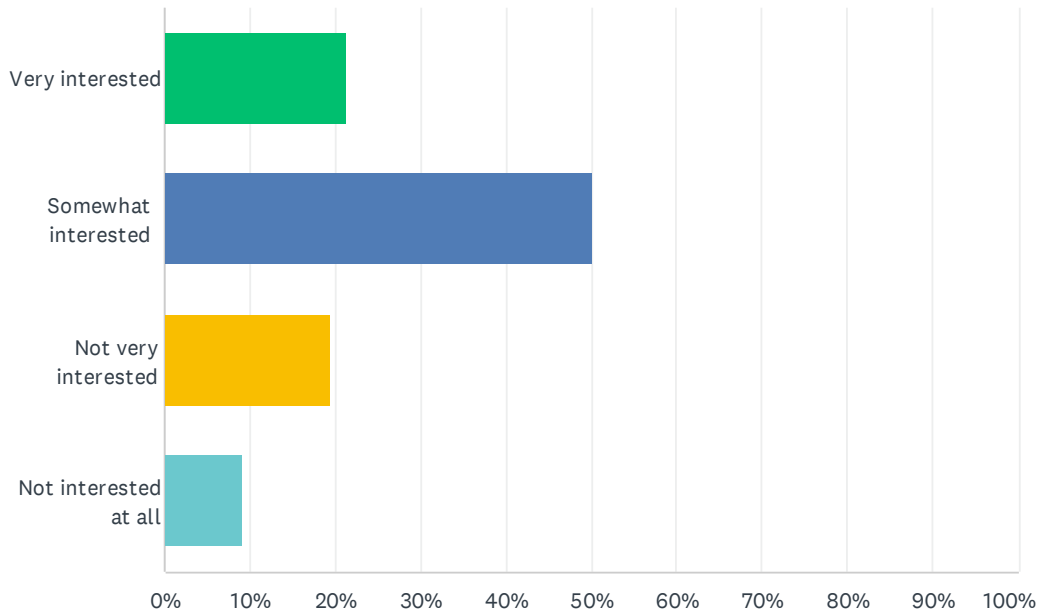
48	Go to undegrad then law school	3/5/2024 11:12 AM
49	army	3/5/2024 11:12 AM
50	Military	3/5/2024 11:02 AM
51	im gonna sign my life to the government. (military)	3/5/2024 10:34 AM
52	Travel	3/5/2024 10:10 AM
53	Join the united states marines (r.o.t.c. for college maybe)	3/5/2024 8:19 AM
54	ROTC/ Service academy	3/5/2024 8:15 AM
55	To play football in college.	3/5/2024 8:14 AM
56	be a marine biologist	3/5/2024 8:13 AM
57	I would like to go to welding school.	3/5/2024 8:13 AM
58	I want to go to college to be an anesthesiologist	3/5/2024 8:11 AM
59	Training horses	3/5/2024 8:10 AM
60	go to the millatary	3/5/2024 8:10 AM
61	Go to the United States Air Force Academy	3/5/2024 8:09 AM
62	to start my rodeo career full time and to be a welder.	3/5/2024 8:07 AM
63	I plan to spend eight years in college, preferably CSU and other veterinary schools, get several degrees, and become a production/large animal vet.	3/5/2024 8:05 AM
64	Military	3/5/2024 7:57 AM
65	Joining the Army	3/5/2024 7:49 AM
66	Something like this, a beauty school to do nails is what I wanna do.	2/29/2024 1:30 PM
67	get a math degree	2/29/2024 10:35 AM
68	cosmetology	2/29/2024 9:56 AM
69	cosmatoligy	2/29/2024 9:36 AM
70	job	2/29/2024 8:14 AM
71	go to college and get my doctorate	2/29/2024 8:14 AM
72	Baseball	2/29/2024 8:13 AM
73	Not sure.	2/29/2024 8:12 AM
74	not sure	2/29/2024 8:11 AM
75	Marines	2/29/2024 8:11 AM
76	Collage	2/29/2024 8:09 AM
77	get into college on a soccer scholarship to play professional soccer	2/29/2024 8:08 AM
78	i want to go work with my dad in dry wall	2/29/2024 8:06 AM
79	Soccer	2/29/2024 8:05 AM
80	Keep working with my brothers in carpet	2/29/2024 8:05 AM
81	work with bother	2/29/2024 8:05 AM
82	soccer	2/29/2024 8:05 AM
83	play soocer	2/29/2024 8:05 AM
84	go to the military	2/29/2024 8:05 AM
85	go get a scholarship.	2/29/2024 8:04 AM

Student Survey

86	pastor so i think 5 years	2/29/2024 8:04 AM
87	pilot school	2/29/2024 8:03 AM
88	wrestling and basketball	2/29/2024 8:03 AM
89	i wanna do something in welding	2/29/2024 8:02 AM
90	meteorology and baseball	2/29/2024 8:02 AM
91	No idea	2/29/2024 7:55 AM
92	TO be in the NFL	2/29/2024 7:53 AM
93	military	2/28/2024 7:13 PM
94	Possibly Join the Navy	2/28/2024 2:32 PM
95	I would like to go to school to become a nail tech.	2/28/2024 1:27 PM
96	mmmmmm	2/28/2024 12:12 PM
97	Bartending	2/28/2024 12:07 PM
98	become a athlete or a 8 ball pool player	2/28/2024 12:05 PM
99	Pursue music	2/28/2024 12:04 PM
100	no	2/28/2024 11:26 AM

Q4 How interested are you in receiving this kind of skill or trade training at a regional campus, which would be called the Pikes Peak Education Park at the northeast corner of Judge Orr Road and Elbert Road?

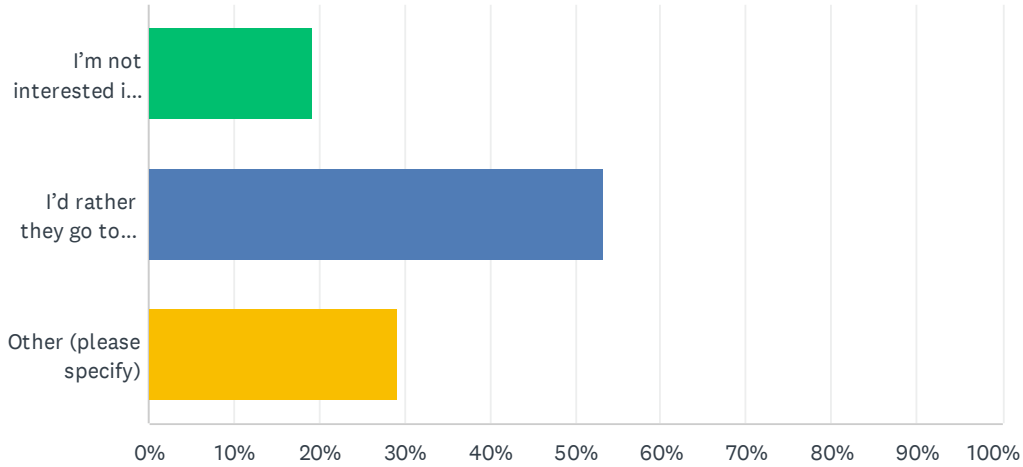
Answered: 525 Skipped: 26



ANSWER CHOICES	RESPONSES	
Very interested	21.33%	112
Somewhat interested	50.10%	263
Not very interested	19.43%	102
Not interested at all	9.14%	48
TOTAL		525

Q5 Please tell us why you wouldn't be interested in this option. (Please check all that apply)

Answered: 120 Skipped: 431



ANSWER CHOICES	RESPONSES
I'm not interested in this educational option for my kids	19.17% 23
I'd rather they go to classes at our local school as opposed to this centralized location	53.33% 64
Other (please specify)	29.17% 35
Total Respondents: 120	

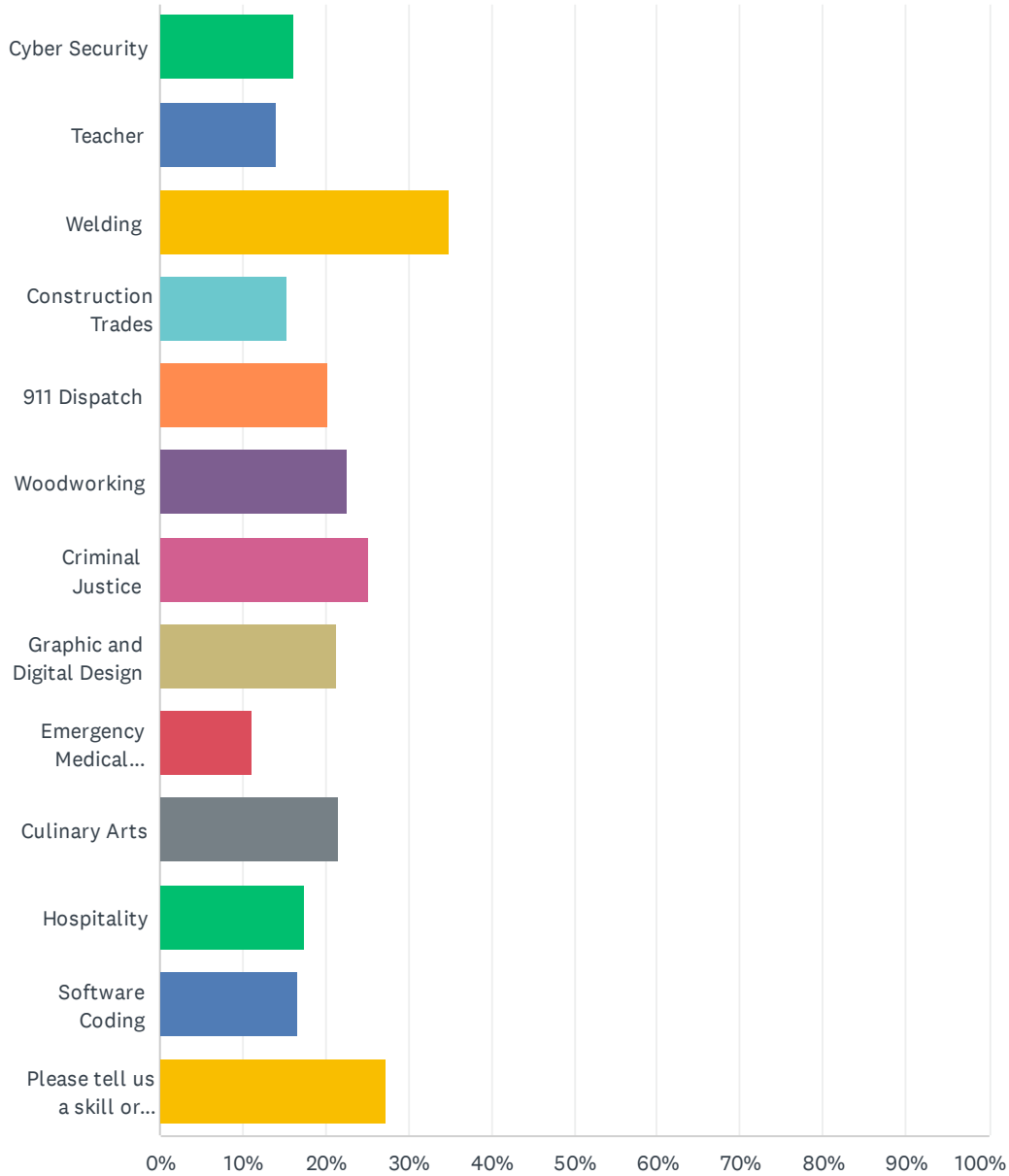
#	OTHER (PLEASE SPECIFY)	DATE
1	I would not be sure of how reliable, professional, and the quality of this establishment	4/19/2024 2:22 PM
2	I dunno	4/19/2024 2:10 PM
3	Just not something I'm interested at the moment	4/19/2024 2:07 PM
4	I'm not interested in those subjects	4/19/2024 2:07 PM
5	I can learn from family	4/19/2024 2:06 PM
6	I'm a student but I do 4-h and I'm in NJHS and I do a ton of sports so I just don't have time.	4/19/2024 2:05 PM
7	Im moving	4/19/2024 2:03 PM
8	it won't effect anything in my life	4/19/2024 1:39 PM
9	I am a student enrolled in another program	4/19/2024 1:29 PM
10	I am not interested in this option because I don't feel like doing it and none of it seems interesting to me.	3/26/2024 10:33 AM
11	Cause I'm not Inretested	3/22/2024 9:06 PM
12	i just dont know	3/22/2024 3:44 PM
13	Want of different state for college.	3/22/2024 3:21 PM
14	Just not what im looking for	3/22/2024 11:46 AM

Student Survey

15	N/A	3/22/2024 9:28 AM
16	Going to college	3/22/2024 8:11 AM
17	I specifically am seeing myself go to other schools in different districts	3/21/2024 9:05 AM
18	I do not plan to attend either of those schools	3/21/2024 7:49 AM
19	I live in springs and I don't want a 45 min drive every day	3/5/2024 11:30 AM
20	I already have a plan	3/5/2024 11:14 AM
21	Going to a different college	3/5/2024 10:12 AM
22	bro i don't have kids	3/5/2024 8:15 AM
23	This seems like a question for parents. I'm a student.	3/5/2024 7:59 AM
24	I don't understand	2/29/2024 1:38 PM
25	Not interested in woodwork or criminal justice or anything like that.	2/29/2024 12:00 PM
26	I want to go to UCCS	2/29/2024 8:19 AM
27	to far from home	2/29/2024 8:16 AM
28	im not going to be here	2/29/2024 8:15 AM
29	I'm going to college for business.	2/29/2024 8:11 AM
30	I do not know what they are asking me	2/29/2024 8:08 AM
31	idk i just gotta think more	2/29/2024 8:05 AM
32	I don't know much about what i'm doing next year and I don't want to create any plans.	2/29/2024 7:55 AM
33	i dont know	2/29/2024 7:50 AM
34	I have different plans.	2/28/2024 12:45 PM
35	I would rather go somewhere outside of colorado	2/28/2024 12:18 PM

Q6 Here is a list of trade or skill training that could be offered at the Education Park. Please check all those that you think would be of interest to your family:

Answered: 478 Skipped: 73



Student Survey

ANSWER CHOICES	RESPONSES	
Cyber Security	16.11%	77
Teacher	14.02%	67
Welding	34.94%	167
Construction Trades	15.27%	73
911 Dispatch	20.29%	97
Woodworking	22.59%	108
Criminal Justice	25.10%	120
Graphic and Digital Design	21.34%	102
Emergency Medical Technician	11.09%	53
Culinary Arts	21.55%	103
Hospitality	17.57%	84
Software Coding	16.53%	79
Please tell us a skill or trade that is not on the list and that you would like to see as something that is taught at the Education Park. (please specify)	27.20%	130
Total Respondents: 478		

#	PLEASE TELL US A SKILL OR TRADE THAT IS NOT ON THE LIST AND THAT YOU WOULD LIKE TO SEE AS SOMETHING THAT IS TAUGHT AT THE EDUCATION PARK. (PLEASE SPECIFY)	DATE
1	Acting	4/19/2024 2:34 PM
2	Gunsmithing and engineering	4/19/2024 2:22 PM
3	Paleontology or geology	4/19/2024 2:22 PM
4	Astronomy	4/19/2024 2:21 PM
5	Car	4/19/2024 2:21 PM
6	Cosmetology	4/19/2024 2:21 PM
7	Library sciences	4/19/2024 2:20 PM
8	Finances/how to make more than the average middle class family	4/19/2024 2:20 PM
9	Architecture	4/19/2024 2:19 PM
10	Mythology	4/19/2024 2:19 PM
11	Trading/business	4/19/2024 2:18 PM
12	Architecture	4/19/2024 2:18 PM
13	Military	4/19/2024 2:15 PM
14	Chef	4/19/2024 2:14 PM
15	NBA	4/19/2024 2:13 PM
16	None of them peak my interest	4/19/2024 2:10 PM
17	Stunt boy	4/19/2024 2:06 PM
18	Vet	4/19/2024 2:05 PM

Student Survey

19	Aeronautical engineer	4/19/2024 2:05 PM
20	Photography	4/19/2024 2:04 PM
21	I want to be a photographer	4/19/2024 2:04 PM
22	cosmetics	4/19/2024 1:39 PM
23	Esthetician	4/19/2024 1:36 PM
24	Neonatal nurse	4/19/2024 1:35 PM
25	Cosmetology	4/19/2024 1:35 PM
26	Diesel tech	4/19/2024 1:33 PM
27	colle	4/3/2024 10:52 AM
28	Electrical lineman	4/3/2024 9:40 AM
29	Cod cpidgdood jgccd7dvco gif of. Fifofb comb f	4/3/2024 9:17 AM
30	Psychology	3/22/2024 3:55 PM
31	diesel mechanics	3/22/2024 3:37 PM
32	welding	3/22/2024 3:21 PM
33	forensics	3/22/2024 2:46 PM
34	Tattoo artist	3/22/2024 1:40 PM
35	architecture	3/22/2024 8:48 AM
36	Emt. Fire fighter	3/21/2024 6:09 PM
37	Plane macanics	3/21/2024 1:58 PM
38	NFL/ NBA cheerleader, fashion	3/21/2024 9:18 AM
39	Sports writing, sports reporting, or fashion.	3/21/2024 9:16 AM
40	Horse Vet/ animal vet.	3/21/2024 9:10 AM
41	Carpentry	3/21/2024 8:56 AM
42	Being a chef	3/21/2024 8:54 AM
43	Criminology and psychology	3/21/2024 8:54 AM
44	Cosmology	3/21/2024 8:29 AM
45	I want to learn more of how to help animals	3/21/2024 8:06 AM
46	Game design with Unity and Unreal engine	3/21/2024 8:02 AM
47	Sports of any type	3/21/2024 8:01 AM
48	Aerospace engineering	3/21/2024 7:54 AM
49	Aviation	3/21/2024 7:54 AM
50	Veterinary Skills	3/5/2024 11:31 AM
51	math and business	3/5/2024 11:31 AM
52	army	3/5/2024 11:30 AM
53	coding and youtubing	3/5/2024 11:30 AM
54	Horse Training	3/5/2024 11:25 AM
55	Chiropractor	3/5/2024 11:25 AM
56	Safety to protect yourself from killers.	3/5/2024 11:23 AM

Student Survey

57	auto mechanics	3/5/2024 11:20 AM
58	macanic	3/5/2024 11:17 AM
59	building	3/5/2024 11:16 AM
60	Pre law	3/5/2024 11:14 AM
61	vet	3/5/2024 11:12 AM
62	Automechanics	3/5/2024 11:04 AM
63	Electrical	3/5/2024 10:12 AM
64	vet	3/5/2024 8:29 AM
65	military option	3/5/2024 8:21 AM
66	nothing	3/5/2024 8:21 AM
67	Veterinarian (All animals)	3/5/2024 8:18 AM
68	The ability to become a pilot.	3/5/2024 8:18 AM
69	mechanicing	3/5/2024 8:18 AM
70	Mechanic	3/5/2024 8:17 AM
71	marnie biology	3/5/2024 8:15 AM
72	Farming	3/5/2024 8:15 AM
73	train horses	3/5/2024 8:15 AM
74	Mechanic	3/5/2024 8:14 AM
75	Cosmetology	3/5/2024 8:12 AM
76	Firefighter	3/5/2024 8:11 AM
77	Aerospace engineering	3/5/2024 8:10 AM
78	vet	3/5/2024 8:08 AM
79	Rodeo team.	3/5/2024 8:08 AM
80	Mabee babysitting, if that counts, or other arts like sewing?	3/5/2024 8:08 AM
81	HVAC	3/5/2024 8:02 AM
82	Same as above, I'm not a parent.	3/5/2024 7:59 AM
83	Teaching how to be a counselor or therapist	3/5/2024 7:56 AM
84	Music	3/4/2024 11:27 AM
85	Beauty things, for example-nails, makeup, hair, etc.	2/29/2024 1:38 PM
86	no idea.	2/29/2024 12:00 PM
87	forensic science	2/29/2024 11:59 AM
88	math	2/29/2024 10:36 AM
89	Computer Science	2/29/2024 9:59 AM
90	Cosmetology	2/29/2024 9:57 AM
91	Veterinarian Medicine	2/29/2024 9:01 AM
92	doctor	2/29/2024 8:19 AM
93	non	2/29/2024 8:16 AM
94	Baseball!!!!!!!!!!!!!!!!!!!!!!	2/29/2024 8:14 AM

Student Survey

95	Stunt driving	2/29/2024 8:13 AM
96	Idk	2/29/2024 8:09 AM
97	No	2/29/2024 8:07 AM
98	Veternarian	2/29/2024 8:07 AM
99	None	2/29/2024 8:07 AM
100	none	2/29/2024 8:07 AM
101	sports	2/29/2024 8:07 AM
102	Actor, vet.	2/29/2024 8:07 AM
103	barber	2/29/2024 8:06 AM
104	Athletic	2/29/2024 8:06 AM
105	Idk	2/29/2024 8:05 AM
106	piloting	2/29/2024 8:05 AM
107	Rancher	2/29/2024 8:04 AM
108	meteorology	2/29/2024 8:03 AM
109	Cosmetology	2/29/2024 7:56 AM
110	How to run or manage a business	2/29/2024 7:56 AM
111	mechanic	2/29/2024 7:54 AM
112	Football	2/29/2024 7:54 AM
113	Mechanical engineering	2/29/2024 7:35 AM
114	dental	2/28/2024 3:35 PM
115	Astronomy and Physics	2/28/2024 1:17 PM
116	dental	2/28/2024 1:02 PM
117	Computer programs	2/28/2024 12:45 PM
118	Veterinary services	2/28/2024 12:41 PM
119	Engineering	2/28/2024 12:18 PM
120	Music	2/28/2024 12:08 PM
121	business	2/28/2024 12:07 PM
122	automotive collusion	2/28/2024 12:06 PM
123	architecture	2/28/2024 12:06 PM
124	broadcasting	2/28/2024 12:04 PM
125	Mechanic	2/28/2024 12:03 PM
126	podcasting	2/28/2024 12:02 PM
127	Early Childhood ED, psychology	2/28/2024 11:28 AM
128	plumbing/pipefitting	2/28/2024 11:27 AM
129	Esthetician.	2/28/2024 11:25 AM
130	air force	2/28/2024 11:23 AM

Q7 Is there anything else that you'd like to share with us about this general topic?

Answered: 238 Skipped: 313

#	RESPONSES	DATE
1	Negative	4/19/2024 2:34 PM
2	I wanna be a bailbonds woman too	4/19/2024 2:32 PM
3	Paleontology is the study of fossilized organisms, how they lived, and the environment around them	4/19/2024 2:22 PM
4	No not really, but thank you for asking.	4/19/2024 2:21 PM
5	No	4/19/2024 2:21 PM
6	I strongly dis-like the school system that exists today but I am glad to see that there are more options opening up	4/19/2024 2:20 PM
7	No.	4/19/2024 2:19 PM
8	No	4/19/2024 2:19 PM
9	No	4/19/2024 2:19 PM
10	It sounds like a good idea	4/19/2024 2:18 PM
11	No	4/19/2024 2:15 PM
12	No thank you	4/19/2024 2:14 PM
13	No	4/19/2024 2:14 PM
14	Jdm cars desing	4/19/2024 2:13 PM
15	No	4/19/2024 2:10 PM
16	Policing	4/19/2024 2:07 PM
17	Nope	4/19/2024 2:07 PM
18	To be a police officer and uphold the law	4/19/2024 2:06 PM
19	I want to hear welder	4/19/2024 2:06 PM
20	Nope	4/19/2024 2:06 PM
21	Nope I want to go to Miami Yoder that is it	4/19/2024 2:06 PM
22	No thank you	4/19/2024 2:06 PM
23	Nothing	4/19/2024 2:06 PM
24	Nope.	4/19/2024 2:05 PM
25	No thank you.	4/19/2024 2:05 PM
26	No	4/19/2024 2:05 PM
27	No	4/19/2024 2:05 PM
28	What is happening	4/19/2024 2:04 PM
29	Ww2/history	4/19/2024 2:04 PM
30	I am really good at taking pictures and editing them.	4/19/2024 2:04 PM

Student Survey

31	Nuh uh	4/19/2024 2:04 PM
32	Doctor, nurse, fashion designer	4/19/2024 2:04 PM
33	No.	4/19/2024 1:36 PM
34	No there is not	4/19/2024 1:35 PM
35	no	4/5/2024 3:09 PM
36	No.	4/5/2024 2:52 PM
37	nope	4/3/2024 10:52 AM
38	No	4/3/2024 9:55 AM
39	Jvdvlpncccdvhjdbcv	4/3/2024 9:17 AM
40	Nope pretty clear of the topics above	4/2/2024 12:32 PM
41	No there is not	4/2/2024 12:29 PM
42	No, I don't think I have any other ideas I like to share about this topic.	3/26/2024 10:33 AM
43	no, there is nothing else that I would like to share about this general topic	3/22/2024 9:55 PM
44	Nah	3/22/2024 9:06 PM
45	no	3/22/2024 4:00 PM
46	no	3/22/2024 3:51 PM
47	i wont even be here for this to happen due to moving	3/22/2024 3:48 PM
48	no.	3/22/2024 3:44 PM
49	no	3/22/2024 3:43 PM
50	i dont think so	3/22/2024 3:40 PM
51	no	3/22/2024 3:37 PM
52	There is nothing that I have to say	3/22/2024 3:36 PM
53	no	3/22/2024 3:21 PM
54	no	3/22/2024 3:14 PM
55	no, thank you.	3/22/2024 2:46 PM
56	no	3/22/2024 11:46 AM
57	no	3/22/2024 10:32 AM
58	I am a very hard worker inside and outside of school. I have work experience and great education experience which is why I chose these criteria.	3/22/2024 8:36 AM
59	No:)	3/21/2024 6:10 PM
60	No	3/21/2024 6:09 PM
61	No	3/21/2024 3:50 PM
62	No	3/21/2024 1:41 PM
63	No	3/21/2024 11:45 AM
64	Anything that has to do with Criminal Justice Im interest in because I've wanted to be a cop since like 4 and it's very interesting and amazing.	3/21/2024 9:20 AM
65	No	3/21/2024 9:18 AM
66	No	3/21/2024 9:16 AM
67	No	3/21/2024 9:16 AM

Student Survey

68	No	3/21/2024 9:14 AM
69	Nope.	3/21/2024 9:14 AM
70	No	3/21/2024 9:13 AM
71	No but I think it is a great idea and I can't wait to try this out	3/21/2024 9:12 AM
72	No	3/21/2024 9:05 AM
73	Is there a class for cooking	3/21/2024 8:54 AM
74	No.	3/21/2024 8:07 AM
75	No thank you	3/21/2024 8:06 AM
76	No thankyou	3/21/2024 8:02 AM
77	No	3/21/2024 8:01 AM
78	Nope there is nothing else	3/21/2024 8:01 AM
79	No	3/21/2024 8:00 AM
80	Not fully I believe Family Consumer Science should get a larger standing in some of this.	3/21/2024 7:56 AM
81	No	3/21/2024 7:54 AM
82	no	3/21/2024 7:48 AM
83	No	3/21/2024 7:39 AM
84	im very interested	3/6/2024 9:33 AM
85	No	3/5/2024 1:57 PM
86	no	3/5/2024 11:58 AM
87	NO	3/5/2024 11:54 AM
88	no	3/5/2024 11:50 AM
89	In my opinion, teaching certain veterinary Skills would be very important.	3/5/2024 11:31 AM
90	I wanna start a business..	3/5/2024 11:31 AM
91	i dont like joe bidden	3/5/2024 11:30 AM
92	no no no	3/5/2024 11:30 AM
93	If I do horse training then people will come to me to help them with their horses.	3/5/2024 11:25 AM
94	no	3/5/2024 11:25 AM
95	Nothing else.	3/5/2024 11:23 AM
96	Nah	3/5/2024 11:20 AM
97	NO	3/5/2024 11:19 AM
98	I want to be a nurse and I feel like we need more options.	3/5/2024 11:19 AM
99	no	3/5/2024 11:17 AM
100	I like turtles and trucks/cars	3/5/2024 11:17 AM
101	No	3/5/2024 11:15 AM
102	no	3/5/2024 11:14 AM
103	not really	3/5/2024 11:13 AM
104	nope	3/5/2024 8:32 AM
105	no	3/5/2024 8:29 AM

Student Survey

106	no	3/5/2024 8:21 AM
107	no	3/5/2024 8:21 AM
108	no	3/5/2024 8:21 AM
109	nothing.	3/5/2024 8:18 AM
110	N/A	3/5/2024 8:18 AM
111	nope	3/5/2024 8:18 AM
112	No thank you	3/5/2024 8:18 AM
113	no	3/5/2024 8:17 AM
114	Not really just I want to be a chef when im older.	3/5/2024 8:16 AM
115	nope	3/5/2024 8:15 AM
116	no	3/5/2024 8:15 AM
117	Ranching	3/5/2024 8:15 AM
118	no	3/5/2024 8:15 AM
119	No thank you	3/5/2024 8:15 AM
120	no	3/5/2024 8:15 AM
121	no	3/5/2024 8:14 AM
122	no	3/5/2024 8:14 AM
123	It's cool	3/5/2024 8:13 AM
124	No	3/5/2024 8:13 AM
125	No	3/5/2024 8:12 AM
126	I would like to do stuff that uses cool math.	3/5/2024 8:12 AM
127	no	3/5/2024 8:09 AM
128	no	3/5/2024 8:09 AM
129	nope	3/5/2024 8:08 AM
130	I love rodeo.	3/5/2024 8:08 AM
131	I like the idea of hospitality, whether it is like life saving or being a host to guests, and I love culinary arts. I think it would be cool if you added in classes like music.	3/5/2024 8:08 AM
132	no	3/5/2024 8:07 AM
133	no	3/5/2024 8:06 AM
134	Not much else I would like to say.	3/5/2024 8:05 AM
135	Not much else i'd like to share.	3/5/2024 8:05 AM
136	My mom was a ICU nurse and I want to learn some things about this stuff with her	3/5/2024 8:04 AM
137	No	3/5/2024 8:02 AM
138	No	3/5/2024 7:59 AM
139	no	3/4/2024 11:29 AM
140	I'm planning on doing some sort of trade to start out with.	3/4/2024 11:27 AM
141	No	3/4/2024 11:25 AM
142	I am so interested in doing that	3/2/2024 3:09 PM
143	no	2/29/2024 2:10 PM

Student Survey

144	I just love doing nails	2/29/2024 1:38 PM
145	no	2/29/2024 12:15 PM
146	no	2/29/2024 12:02 PM
147	nope	2/29/2024 12:00 PM
148	I would like to have more technology options	2/29/2024 9:59 AM
149	Theater	2/29/2024 9:57 AM
150	I want to go into the police force.	2/29/2024 8:49 AM
151	No.	2/29/2024 8:36 AM
152	no	2/29/2024 8:21 AM
153	no	2/29/2024 8:20 AM
154	I want more electives preparing me and other students for our future like I would like if there was an anatomy class because I want to be in the medical industry when I grow up.	2/29/2024 8:19 AM
155	no	2/29/2024 8:16 AM
156	no	2/29/2024 8:15 AM
157	Not really.	2/29/2024 8:15 AM
158	I'm not so interested because I would like to box or do mma	2/29/2024 8:15 AM
159	I play travel ball	2/29/2024 8:14 AM
160	i like to be creative in all of my work	2/29/2024 8:14 AM
161	I would like to do sports	2/29/2024 8:14 AM
162	No thank you	2/29/2024 8:13 AM
163	No	2/29/2024 8:11 AM
164	No.	2/29/2024 8:11 AM
165	No	2/29/2024 8:10 AM
166	No	2/29/2024 8:09 AM
167	no	2/29/2024 8:09 AM
168	no	2/29/2024 8:09 AM
169	no	2/29/2024 8:09 AM
170	no	2/29/2024 8:08 AM
171	no	2/29/2024 8:08 AM
172	No	2/29/2024 8:07 AM
173	No	2/29/2024 8:07 AM
174	NO	2/29/2024 8:07 AM
175	no	2/29/2024 8:07 AM
176	No.	2/29/2024 8:07 AM
177	No	2/29/2024 8:07 AM
178	no	2/29/2024 8:07 AM
179	no	2/29/2024 8:07 AM
180	No, I would not	2/29/2024 8:07 AM
181	No	2/29/2024 8:06 AM

Student Survey

182	No thank you.	2/29/2024 8:06 AM
183	No there is nothing else i want to share on this topic.	2/29/2024 8:06 AM
184	no not really	2/29/2024 8:06 AM
185	no	2/29/2024 8:06 AM
186	no	2/29/2024 8:05 AM
187	no	2/29/2024 8:05 AM
188	no	2/29/2024 8:05 AM
189	no	2/29/2024 8:04 AM
190	airforcce	2/29/2024 8:04 AM
191	No	2/29/2024 8:04 AM
192	i just wanna make money in a job that i love, trynna win in life	2/29/2024 8:04 AM
193	No	2/29/2024 8:03 AM
194	no	2/29/2024 8:03 AM
195	no	2/29/2024 8:03 AM
196	no	2/29/2024 8:03 AM
197	no	2/29/2024 8:03 AM
198	Nah.	2/29/2024 8:00 AM
199	No	2/29/2024 7:58 AM
200	No	2/29/2024 7:57 AM
201	no	2/29/2024 7:56 AM
202	no	2/29/2024 7:56 AM
203	no	2/29/2024 7:55 AM
204	no	2/29/2024 7:55 AM
205	No	2/29/2024 7:55 AM
206	N/A	2/29/2024 7:55 AM
207	no	2/29/2024 7:54 AM
208	No I don't think so.	2/29/2024 7:53 AM
209	idk	2/29/2024 7:50 AM
210	No, im just super passionate about teaching being my carrer and culinary arts and welding being something im just more skilled at.	2/28/2024 3:49 PM
211	No	2/28/2024 2:56 PM
212	It would be amazing if there were more oppourtunities/classes for those wanting to go into the art industry.	2/28/2024 2:34 PM
213	No.	2/28/2024 2:26 PM
214	Let me cook	2/28/2024 2:05 PM
215	No	2/28/2024 1:38 PM
216	no	2/28/2024 1:29 PM
217	no	2/28/2024 1:17 PM
218	No.	2/28/2024 12:45 PM

Student Survey

219	a medicassint	2/28/2024 12:44 PM
220	n nnjn	2/28/2024 12:13 PM
221	No	2/28/2024 12:12 PM
222	yes	2/28/2024 12:10 PM
223	music would be very beneficial for all artist who would like to pursue a career in music arts	2/28/2024 12:08 PM
224	no	2/28/2024 12:07 PM
225	Just really interested on studying his topid	2/28/2024 12:06 PM
226	not really	2/28/2024 12:06 PM
227	Nah	2/28/2024 12:03 PM
228	no	2/28/2024 12:03 PM
229	I like kooking	2/28/2024 12:02 PM
230	NO	2/28/2024 11:28 AM
231	no thanks.	2/28/2024 11:28 AM
232	Nothing	2/28/2024 11:27 AM
233	nope	2/28/2024 11:27 AM
234	soccer	2/28/2024 11:27 AM
235	no	2/28/2024 11:27 AM
236	engineering	2/28/2024 11:26 AM
237	I love skincare, so being a qualifying esthetician trade skill will help me in my life.	2/28/2024 11:25 AM
238	no	2/28/2024 11:23 AM

NEWS: EDUCATION

Many teens are rethinking college. This 87-acre campus near Colorado Springs wants to help them find careers without it.

As student interest surges in careers that don't require a college degree, superintendents want to build an education park where they can explore vocational training and job certifications



Erica Breunlin

3:37 AM MST on Jan 26, 2024



E L PASO COUNTY — Across 87 acres of sprawling fields near Colorado Springs, a group of Colorado superintendents is setting out to revive schooling in the trades and expand students’ options beyond college — preparing them for jobs in industries battling steep workforce shortages and even training kids interested in construction to one day build affordable teacher housing close by.

It’s all part of a plan that education leaders who belong to the Pikes Peak Board of Cooperative Educational Services have been dreaming up for the past four years, motivated by a resurgence in career and technical education (CTE) and a growing need for skilled employees among local companies.

The Pikes Peak BOCES — which provides support, staffing and resources to nine rural districts and 12 bigger districts and other school agencies — is in the early stages of creating what it calls the **Pikes Peak BOCES Education Park**. It will be a kind of CTE campus where regional students will have new opportunities to explore what it takes to pursue well-paying careers in a range of fields that don’t require a college degree: construction trades, firefighting, veterinary training, food services and culinary arts, cybersecurity, horticulture science, meat sciences and medical services.



Pikes Peak BOCES Executive Director Pat Bershinsky secures a gate on land he hopes to turn into an education business park in El Paso County just east of Colorado Springs Jan. 24, 2024. The park would become a hub for career and technical education training, teaching students skills in construction, cybersecurity, 911 dispatching and other in-demand fields. (Mark Reis, Special to The Colorado Sun)

The budding CTE hub helps answer one thorny question weighing on districts, students and business owners: What will it take to build up the state’s future pipeline of workers and connect kids with meaningful careers?

“The pendulum is starting to shift in Colorado to the point that our kids, especially our rural kids, are saying, ‘Hey, college isn’t really working for me,’” said Pat Bershinsky, executive director of the Pikes Peak BOCES.

He noted that more parents are also steering their kids toward vocational careers and certification programs.

“I think it’s prime for us to do something like this,” Bershinsky said.

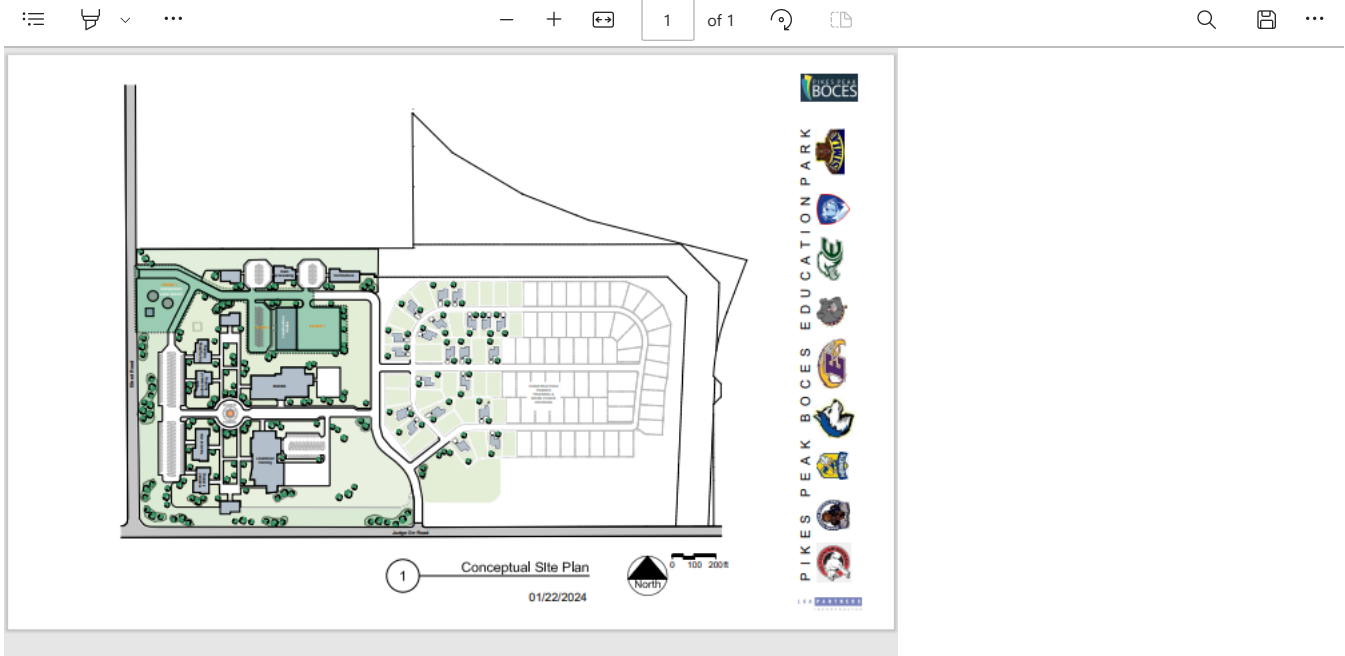
The central CTE park will give rural school districts a better footing to expand the kinds of programs they can offer their students, particularly as smaller remote districts often struggle to find qualified CTE teachers willing to instruct students — teachers whom Bershinsky

calls “unicorns.” Those same districts also tend to have a hard time piecing together the funding needed for extra CTE programs, he said.

The park will allow districts to share CTE teachers and pool their funding at a time “there’s just this huge need, especially on the backside of COVID, for skilled workers,” he said.

Bershinsky kick-started the project by purchasing 87 acres with \$870,000 the BOCES gained after selling a school building back to Calhan School District RJ-1 and also securing a \$2 million Rural Coaction Program grant distributed by the Colorado Department of Education. Those funds have helped set planning in motion, including by sending superintendents to scout out vocational facilities in Cherry Creek as well as Las Vegas and Stillwater, Oklahoma, by hiring architects to design an initial layout for the park and by conducting water studies.

Bershinsky hopes to break ground on the park sometime early next year, focusing first on a centralized water facility and one building that would house construction trades along with a 911 dispatch training center and a cybersecurity training center. The cost for the initial infrastructure, water facility and first building is an estimated \$14 million.



PDF: Site plan for Pikes Peak Boces Education Park

This site plan for the Pikes Peak BOCES Education Park — which education leaders hope to break ground on early next year — shows the variety of industries students could explore on the campus, including construction trades, firefighting, food services and culinary arts, and cybersecurity. (Provided by the Pikes Peak BOCES)

Bringing the campus to life will require more money, which is why Bershinsky said he plans to apply for an Opportunity Now Colorado grant through a state program that helps fund the rollout and expansion of workforce development initiatives.

He has also pinpointed another potential revenue stream: selling water from the park’s centralized water facility to a nearby 400-home development awaiting construction.

He’s eager to get shovels into the ground.

“Every year that passes that we can’t (start building),” Bershinsky said, “we’re just missing another group of seniors that could benefit.”

Workforce shortages are only worsening but perceptions of CTE careers are changing

For now, districts that are part of the Pikes Peak BOCES are starting to scale up their own CTE programs that will eventually feed into the education park. Ellicott School District 22 earlier this school year partnered with a local union of plumbers, pipefitters and HVAC technicians to introduce a pre-apprenticeship program through which students can learn plumbing, sheet metal fabrication and welding skills.

Meanwhile, high schoolers from a handful of Colorado Springs-area districts have begun learning how to answer emergency phone calls while **studying how to become a 911 dispatcher**.

And in August, Miami-Yoder School District 60-JT — a district of more than 400 students in preschool through 12th grade in Rush — will launch a program instructing kids how to operate heavy equipment, starting them on a four-year apprenticeship so that they can knock out one year while still in high school.

Students who attend Miami-Yoder School District are scattered across 420 square miles in three counties without much of a city nearby. Rush has a church, a café, a post office, a food pantry and a part-time mechanic.

Despite sitting in an isolated part of Colorado, the district prioritizes six CTE programs within its one school building, said Superintendent Dwight Barnes, and almost half the district's teaching staff focus on CTE. The district also shuttles students to Pikes Peak State College for a half day of learning CTE skills and working toward certifications in fields like welding and catering.



A plasma and metal cutting table is seen at Miami-Yoder School District Jan. 11, 2024 in Rush. (Olivia Sun, The Colorado Sun via Report for America)

Barnes has been lucky in retaining most of his CTE instructors, who specialize in agriculture, criminal justice, information technology, family and consumer sciences, audio production and graphic design. Finding educators is the biggest challenge district leaders face in building CTE programs, he said.

But he and his staff have had to devise ways to round out their students' classes with work-based learning opportunities. Audio production students, for example, help set up and get equipment rolling for school events while catering students have assisted in the school kitchen.

"We try to be creative here because it's all I have," Barnes said. "There's nothing around."

That's why the education park appeals to him. Students can hop on a bus and travel 35 minutes to spend a half day of school at the park, gaining confidence in their CTE skills and applying those skills in a work-based setting so that "they've been able to experience that job before they ever go out (to an employer) at 18," Barnes said.

"It puts everything right there together," he said.



Pikes Peak BOCES Executive Director Pat Bershinsky, pictured Jan. 24, 2024 on land he hopes to turn into an education business park in El Paso County, wants to give high school students — especially those from rural school districts — more opportunities to explore careers that don't require a college degree. (Mark Reis, Special to The Colorado Sun)

Bershinsky sees promise in also opening up the education park to students from the BOCES' School of Excellence, which educates kids who have significant special needs and kids who struggle with behavioral challenges. Often, those students run into limited options to train for a job that would allow them to make a living after high school, Bershinsky said. He plans to relocate that school to a new building right on the CTE campus.

“Our kids in this building could benefit from these programs,” he said. “My kids don't get the same opportunity as other kids in other districts, and the reason why is that kid comes with a behavior or comes with a disability and if they try to get into some of these vocational programs, they're turned away.”

And once some of the trades programs are more established at the CTE hub, Bershinsky envisions that students learning construction will be able to walk to the east side of the property and put their skills to work by helping build affordable housing for teachers and school district staff.

Rural Colorado schools, unable to recruit out-of-town teachers, are trying to get locals into classrooms

4:55 AM MDT on Jun 8, 2022

How a Colorado Springs school co-op saves hundreds of thousands of dollars in health insurance costs

4:30 AM MDT on Aug 16, 2022

Teens are learning to take 911 calls as a Colorado county scrambles to find dispatchers

3:37 AM MST on Jan 17, 2024

It's one way to make a dent in the astounding workforce shortages overtaking Colorado's construction industry, which will have an estimated 45,000 jobs to fill by 2027, according to data from the nonprofit Construction Education Foundation.

"Clearly, there's no pipeline really with enough people to fill those positions," said Tony Milo, president and CEO of the Colorado Contractors Association. "We've had a shortage for the last few years, and it's only getting worse."

That shortage has largely been fueled by increased investment in infrastructure in Colorado and nationally, Milo said, noting, "we don't have an increase in workers so that's exacerbating the workforce shortage problem."

Schools haven't necessarily helped produce more construction workers in the past 20 years, he added, but that's slowly changing — along with perceptions of pursuing construction as a career.

"Now with college debt continuing to skyrocket and continuing to be an issue," Milo said, "people are starting to open their eyes to other opportunities that don't incur college debt, and construction is really one of those careers."

Still, he anticipates it will take a decade to build an adequate pipeline of construction workers across the country as baby boomers retire "at a rapid pace."

That means that construction companies will continue struggling to grow and take on more projects while the state will continue facing challenges with finding enough workers to maintain roads, bridges and transportation systems.

“That’s why it’s really important for us to invest in these CTE programs,” Milo said, “and really help train and expose young people to the many great careers that are available in the industry.”

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https://gazette.com/news/government/polis-hears-plans-for-pikes-peak-education-park/article_c6230f66-bc94-11ee-9336-2765e0af6242.html

Gov. Polis hears plans for \$14M trade school campus northeast of Colorado Springs

The planned 87-acre Pikes Peak Education Park will provide tuition-free “high-quality, career-connected” training for teens and young adults

By STEPHANIE EARLS stephanie.earls@gazette.com
Jan 27, 2024



Gov. Jared Polis meets with local and regional education leaders Friday in Colorado Springs, including Pat Bershinsky, left, executive director of the Pikes Peak Board of Cooperative Educational Services. The meeting offered an update on Pikes Peak Board of Cooperative Educational Services Education Park.

STEPHANIE EARLS, the gazette

Southern Front Range education leaders presented their collective vision for a multimillion-dollar trade school campus northeast of Colorado Springs to a visiting Gov. Jared Polis on Friday.

They described the planned 87-acre Pikes Peak Education Park as the solution to a growing demand for skilled workers, a dearth of qualified grads, and a generation of teens and young adults poised to enter the workforce but lacking direction and accessible training opportunities.

Initial \$14 million build-out on the project is set to begin early next year on land previously purchased by the Pikes Peak Board of Cooperative Educational Services (BOCES) at the northeast corner of Judge Orr Road and Elbert Road.



PC Report Packet



The planned education park will provide tuition-free “high-quality, career-connected” training in a range of trades that high school students can learn while also earning credits toward graduation at their home schools.

“There’s a huge need for culinary arts ... (law enforcement) dispatch, community service ... (and) it’s going to sound odd to you, but I fully intend on putting a meat-processing facility there, because we don’t have one in the state of Colorado to train kids how to cut meat,” said Pat Bershinsky, executive director of Pikes Peak BOCES.

“I can envision a day when we’re slaughtering cattle for local ranchers.”

Bershinsky imagines the array of training offered as ever-evolving alongside community and business needs, he said. Partnerships with unions and trade groups already are a core piece of the project.

The heart and soul, however, are the students the park hopes to bring in.

“If we can get these kids going, whether it’s dispatch, community service specialist, kitchen or culinary ... it’s a pipeline” to getting them into much-needed jobs in the community, Bershinsky said.

Last November, voters in Colorado Springs rejected a city plan that proposed setting aside almost \$5 million to establish a new police academy.

Programs offered at the new education park could help train workers for careers that support law enforcement and set them up to continue in the field, Bershinsky said.

“I would love to envision a day where we have 50 or 60 kids in these, dispatch training, criminal justice training, and by the time they’re 21, we’re starting to fill a huge need with our local sheriff’s office.

“It’s not just about employers and filling jobs.”

Calhan Superintendent Dave Slothower said the new education park will address one of the biggest hurdles rural students face when trying to chart a course for a living-wage future.

“At the heart of this is ... putting that training opportunity in our area that we can access more easily,” Slothower said. “The biggest obstacle we face in getting our students to the job site, to the training site, is proximity.”



The BOCES program focuses on supporting students in rural districts surrounding the Springs, including Big Sandy, Calhan, Edison, Elbert, Ellicott, Hanover, Miami Yoder and Peyton, but the Education Park’s courses will be open to all district students, Bershinsky said.

The park also will house the relocated home of the Colorado Springs School of Excellence, which serves students with diverse social, emotional and behavioral needs.

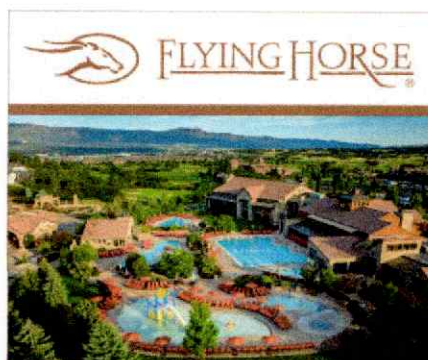
Bershinsky said the choice of property — in the “middle of nowhere” — was “by design.”

Given the exponential growth of Colorado Springs and already-approved construction projects on the near horizon, it won’t be the middle of nowhere for long.

If Pikes Peak BOCES were to establish a central water system to support the school, future homeowners in the area could pay to tap in, providing a vital financial pipeline for the project.

“At the end of the day, part of the discussion has been ... we struggle for money,” Bershinsky said. “I think if we can do something like this, it makes us different and it puts us in a position where we don’t struggle for money anymore.”

Polis listened to the visions and projections for the near future Friday, and offered an educated heads-up about what may be to come.



"It probably means there will need to be a (new) elementary school sooner rather than later, if there are 500 families moving in in the next couple years," he said.

MORE INFORMATION



Paid culinary training program in Colorado Springs helping ease labor shortage for local restaurants

Colorado Springs school prepares special-needs adults for good jobs and life

Pikes Peak State College to launch vocational scholarship program

Colorado Springs area mirrors public school trend of declining enrollment

Stephanie Earls

Reporter

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APPROVAL OF LOCATION (APPROVAL)

_____ moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. U241
BOCES APPROVAL OF LOCATION

WHEREAS, Pikes Peak Board of Cooperative Educational Services ("PPBOCES") did file an application with the El Paso County Planning and Community Development Department for an Approval of Location to allow for the placement of an 86.38-acre campus comprised of secondary education facilities for vocational training, campus housing, and a community water system on property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on August 15, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. That the application was properly submitted for consideration by the Planning Commission;
2. That proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. That the hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted, and that all interested persons and the general public were heard at that hearing;
4. That the authorization or financing of said public way, ground, space, building, structure, or utility does not fall within the province of the Board of County Commissioners;
5. That the application conforms to the El Paso County Land Development Code;
6. That the application conforms to the adopted El Paso County Master Plan;

7. That approval of the proposed application will not result in harmful environmental, service, or fiscal impacts upon El Paso County or its residents; and
8. That for the above-stated and other reasons, the proposal is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the application of PPBOCES for an Approval of Location to allow for the placement of an 86.38-acre campus comprised of secondary education facilities for vocational training, campus housing, and a community water system as described in Exhibit B, which is attached hereto and incorporated herein by reference be approved.

BE IT FURTHER RESOLVED that the following conditions and notation be placed upon this approval:

CONDITIONS

1. Approval of a site development plan by the Planning and Community Development Department is required prior to initiation of the proposed use and site improvements as depicted in the site plan Exhibit B and described within the letter of intent.
2. No substantial expansion, enlargement, or modification of the site development plan shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code (as amended).
3. Road Impact Fees, as outlined in Resolution 19-471, are applicable to the development and must be paid at the time of Site Development Plan approval.

NOTATION

1. Approval of Location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

_____ seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / no / non-voting / recused / absent
Sarah Brittain Jack	aye / no / non-voting / recused / absent
Jim Byers	aye / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / absent
Becky Fuller	aye / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / non-voting / recused / absent
Brandy Merriam	aye / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / absent

Wayne Smith	aye / no / non-voting / recused / absent
Tim Trowbridge	aye / no / non-voting / recused / absent
Christopher Whitney	aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of ____ to ____ by the El Paso County Planning Commission, State of Colorado.

DONE THIS 15th day of August 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: _____
Chair

Exhibit A

TR IN SW4 SEC 35-12-64 DESC AS FOLS: COM AT SW COR SD SEC 35, TH N 00<08'51" E 30.0 FT, S 89<28'49" E 30.0 FT FOR POB; TH N 00<08'51" E 1288.45 FT, S 89<30'28" E 1282.36 FT TO NE COR SW4 SD SEC 35, TH N 00<11'54" E 623.49 FT, S 44<41'19" E 260.17 FT, S 58<46'12" E 373.98 FT, S 67<57'57" E 330.63 FT, S 75<13'13" E 753.34 FT, S 21<28'54" W 256.36 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 979.51 FT A C/A OF 17<49'58" AN ARC DIST OF 304.86 FT, TH S 44<29'49" E 49.50 FT, S 00<31'11" W 60.0 FT, S 45<31'11" W 49.50 FT, TH S 44<29'49" E 49.50 FT, S 00<31'11" W 60.0 FT, S 45<31'11" W 49.50 FT, S 00<31'11" W 564.97 FT, N 89<28'49" W 2659.25 FT TO POB

Exhibit B

