



November 8, 2023

Ms. Kari Parsons, Planner III
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Sterling Ranch Sketch Plan – 3rd Amendment / Density Increase
File: SKP – Sketch Plan
Parcels: 5220000553, 5227000005, 5227000006, 5227000007, 5227000008, 5227005001

Dear Ms. Parsons;

Builders and/or Developers have been among the most effective in the State and Nation adapting to the perfect storm within the current economic situation. While their ability to adapt and economize the products provided; generally manifested as increased densities, attainable housing, investor owned single family detached subdivisions or modular home projects; the unintended consequences to a School District is significantly different.

With the increased densities and “attainable” housing options, School District 49 has seen a significant shift in demographics, ultimately resulting in an increased, continued enrollment growth projection over the course of the next decade and potentially beyond. While the “growth” is beneficial, the District has been working diligently with the Developers / Builders to adapt to a more sustainable, long-term functional public-school facility footprint to fulfill the public-school voids, provide a “relief valve” or a more distributed placement with PK-8 sites to accommodate the sudden student influx, and course-correct the direction of modular dependency for safety and security purposes.

Given the significant change in the character of the Sterling Ranch Development impacting School District 49, we are requesting the proposed school site dedication be re-evaluated, in both size and location. With the current land dedication requirements at 675 square feet per dwelling; revised calculations equate to a land dedication of approximately 32 *net usable acres*, upwards of 53 acres. Whereas, the student impact range is anticipated anywhere between 1,171 and 1,937 kids.

As partners in one of the fastest growing Districts in the State of Colorado, the need to reimagine and implement, sustainable learning spaces, that serves a wider range of students, within the boundaries of School District 49, has reached an all-time high. Therefore, School District 49 maintains;

1. The proposed 10.0-acre land dedication is insufficient given the re-zone proposal negating the original “age restriction” and altering proposed densities.
2. School District 49 sites are currently over-capacity and modular dependent, highlighting a long-term sustainable need for appropriate land/site determinations.
3. School District 49 is requesting land dedication for all residential units within the development directly impacting the District.

We thank you for your time and efforts in overseeing these comments. In the interim, should you have any additional questions, please do not hesitate to contact me directly.

Warm Regards,

A blue ink signature of Evelyn Galane Phillips, written in a cursive style, is positioned above her name and title.

Evelyn Galane Phillips
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