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Colorado Springs Economic Outlook

The following comments regarding the Colorado Springs Economic Outlook are summarized from an article by Wayne Heiman in the July 13, 2015 edition of the Colorado Springs Gazette.

- Gradual improvement of the Colorado Springs economy the rest of this year and somewhat faster growth in 2016.
- Fort Carson's loss of only 365 soldier's during recently announced cuts was very positive.
- Concerns remain regarding the possible cut of 30,000 more troops by the Army in October of this year if the automatic cuts in the federal budget under sequestration happens as scheduled October 1.
- Local economy is producing about 5,000 new jobs per year but the population is still growing faster than job creation. However, it is the closest that it has been to keeping up with population growth since at least 2000.
- New Mayor John Suthers and his efforts to build a good relationship with City Council members will help efforts to convince local businesses to expand and for new businesses to locate in Colorado Springs.
- The area could benefit from a round of military base closing in 2017 because of the value of the training opportunities offered by Ft. Carson and the Pikes Peak region.
- A 10% increase in new housing is anticipated in 2015 and 2016 mostly due to the dwindling supply of existing homes and continued low mortgage rates.

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Commercial Construction Activity In The District

Some of the major commercial development projected, currently underway or completed during 2015 in our district are as follows:

- Colorado Crossing future remains unknown and will need to be monitored due to the single family attached and multifamily units included in the original development plans for this project.
- The Renaissance Hotel at I25 and Intequest Parkway remains approximately 70% completed. Development plans to convert the convention area of the hotel to a water park have been submitted to the city planning department.
- The major shopping center proposed in the northern part of the district, Copper Ridge, was renamed Polaris Pointe. Plans for the Colorado Grand Hotel and water park have been submitted to city planning.
- A new Drury Hotel has been completed in the Interquest Marketplace.
- Several small commercial developments are being constructed near the Bass Pro shop. A proposed ATT retail store and a bank have been identified in this project.
- CB & Potts is now open near Bass Pro.

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- New retail center southwest of Interquest and Voyager called Interquest Commons is developing infrastructure and some office/commercial space.
- Improvements and additions to the Shops At Briargate are continuing.
- Highlands at Briargate shops and restaurants southwest of Briargate Parkway and Chapel Hills Drive. Preliminary work was scheduled to start in the summer of 2015.
- Additional commercial development is underway on the southeast corner of Northgate and Voyager. Planned Ace Hardware and a strip mall.
- Black Squirrel Office Park is planned for the southeast corner of Ridgeline and Voyager. Preliminary plans call for office space, restaurant and bank.
- Overdrive Raceway is planned northwest of the intersection of Spectrum Loop and Tracker Drive near Bass Pro. Indoor racetrack.
- Mountain Vistas at Briargate is an office development northeast of Union and Lexington.
- Academy Gateway is a commercial development planned for the northwest corner of Northgate Boulevard and Struthers Road.
- A new dental office is planned southeast of Voyager and Middle Creek Parkway.

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Student Generation Models

The model used to student generation in the future has combined the data generated by the district in the annual residential development document and the student enrollment projections developed by the district's demographer. This should provide a more accurate projection of new students in future years.

Percent of Design Capacity Standard

90% of the architects design capacity for elementary schools.

85% of the architect's design capacity for middle and high schools.

Student Yield Planning Standards

School Type	Single Family-Detached	Single Family-Attached	Multifamily
Elementary	0.346	0.171	0.035
Middle	0.173	0.085	0.017
High	0.231	0.114	0.023
Total	0.750	0.370	0.075

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Master Planned Units – Remaining to Build (LHS)

Development	Remaining Unbuilt Units				Student Generation			
	Single Family-d	Single Family-a	Multi Family	Total Units	ES	MS	HS	
La Bella Vita	-	-	278	278	9.7	4.7	6.4	
Wolf Ranch	3,874	1,007	1,765	6,646	1,574.4	785.8	1,050.3	
Presidio/Family Place	-	56	-	56	9.6	4.8	6.4	
Grand Peak/Destination Research	-	50	-	50	8.6	4.3	5.7	
Prairie Vista Apts	-	-	204	204	7.1	3.5	4.7	
Taos at Woodmen	2	-	-	2	0.7	0.3	0.5	
Woodmen Vistas	4	-	-	4	1.4	0.7	0.9	
Sterling Ranch	2,950	-	-	2,950	1,020.7	510.4	681.5	
Lodge at Black Forest	-	-	328	328	11.5	5.6	7.5	
Panorama Heights	-	-	500	500	17.5	8.5	11.5	
Saddletree Village	65	-	-	65	22.5	11.2	15.0	
Residences at Cottonwood Creek	-	-	482	482	16.9	8.2	11.1	
Cumbre Vista Apartments	-	-	204	204	7.1	3.5	4.7	
TOTAL	6,895	1,113	3,761	11,769	2,707.6	1,351.4	1,806.1	5,865.1

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Master Planned Units – Remaining to Build (PCHS)

<i>Pine Creek HS Attendance Area</i> Development	Remaining Unbuilt Units				Student Generation			
	Single Family-d	Single Family-a	Multi Family	Total Units	ES	MS	HS	
Colorado Crossing	-	800	800	1,600	164.8	81.6	109.6	
Villages at College Creek	-	-	210	210	7.4	3.6	4.8	
Sorrento	284	-	-	284	98.3	49.1	65.6	
Cordera	786	-	440	1,226	287.4	143.5	191.7	
Alexan at Cordera	-	-	156	156	5.5	2.7	3.6	
Le Bellezza at Pine Creek	8	-	-	8	2.8	1.4	1.8	
Pinecrest	5	-	-	5	1.7	0.9	1.2	
Apartments at Briargate	-	-	260	260	9.1	4.4	6.0	
North Fork	750	132	-	882	282.1	141.0	188.3	
Cathedral Pines	80	-	-	80	27.7	13.8	18.5	
Black Forest Reserve	120	-	-	120	41.5	20.8	27.7	
Seclusion	28	-	-	28	9.7	4.8	6.5	
Sanctuary in the Pines	390	-	-	390	134.9	67.5	90.1	
Bison Ridge #4	51	-	-	51	17.6	8.8	11.8	
TOTAL	2,502	932	1,866	5,300	1,090.4	543.8	727.1	2,361.3

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Master Planned Units – Remaining to Build (DCCHS)

<i>Discovery Canyon HS Attendance Area</i> Development	Remaining Unbuilt Units				Student Generation			
	Single Family-d	Single Family-a	Multi Family	Total Units	ES	MS	HS	
Flying Horse Ranch	1,509	319	-	1,828	576.7	288.2	384.9	
The Farm	600	-	464	1,064	223.8	111.7	149.3	
Monument Ridge	-	-	100	100	3.5	1.7	2.3	
Morning View	49	-	-	49	17.0	8.5	11.3	
Wildwood Ridge	3	-	-	3	1.0	0.5	0.7	
Promontory	-	66	-	66	11.3	5.6	7.5	
Stone Crossing @ Middle Creek	228	-	-	228	78.9	39.4	52.7	
Stonewater @ Northgate	37	-	-	37	12.8	6.4	8.5	
Northgate Estates	54	-	-	54	18.7	9.3	12.5	
Hwy 83 & Shoup	1,750	-	-	1,750	605.5	302.8	404.3	
New Life Apartments	-	-	344	344	12.0	5.8	7.9	
Apartments @ Interquest Marketplace	-	-	264	264	9.2	4.5	6.1	
TOTAL	4,230	385	1,172	5,787	1,570.4	784.4	1,048.0	3,402.9

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Master Planned Units – Remaining to Build

LHS, PCHS, DCCHS Attendance Areas	Remaining Unbuilt Units				Student Generation		
	Single Family-d	Single Family-a	Multi Family	Total Units	ES	MS	HS
LHS	6,895	1,113	3,761	11,769	2,707.6	1,351.4	1,806.1
PCHS	2,502	932	1,866	5,300	1,090.4	543.8	727.1
DCCHS	4,230	385	1,172	5,787	1,570.4	784.4	1,048.0
TOTAL	13,627	2,430	6,799	22,856	5,368.4	2,679.6	3,581.2
							11,629.3

Current Educational Specifications for Schools

Elementary Schools	@ 600	=	8.9 Schools*
Middle Schools	@ 1000	=	2.7 Schools*
High Schools	@ 1350	=	2.7 Schools*

***NOTE: These numbers represent 100% build-out of the current (2014) master plan. Build-out is assumed to be 20–25 years. Balancing enrollment through boundary re-alignment is not assumed above.**

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School Sites Identified—Current Status

Elementary:

Site Number	Map Code	Site Name	Comments
1	A	Wolf Ranch	On master plan-no conveyance agreement. Future funding needed.
2	B	Wolf Ranch	On master plan as part of Pre-K-12 campus-no conveyance agreement. Future funding needed. Restrictive traffic notes on the original master plan have been removed.
3	C	Cumbre Vista	Site is owned by the district. Future funding needed.
4	D	North Fork	On master plan-no conveyance agreement. Future funding needed.
5	I	HWY 83/Shoup	Site on old master plan-no conveyance agreement. Future funding needed. PreK-8
6	E	HWY83/ Shoup	Site on old master plan-no conveyance agreement. Future funding needed. PreK-5
7	F	Sanctuary in the Pines	On the approved master plan-no conveyance agreement. Future funding needed
8	G	Sterling Ranch	This area is currently being master planned in the county. Potential significant impact on district. Future funding needed. PreK-5 site.
9	J	Sterling Ranch	This area is currently being master planned in the county. Potential significant impact on district. Future funding needed. PreK-8 site.
10	K	The Farm	District has a signed Letter of Intent with La Plata regarding the future elementary school site in The Farm.

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Middle School:

Site Number	Map Code	Site Name	Comments
1	H	Chinook Trail	Future funding needed to complete 6-8 area.
2	B	Wolf Ranch	On master plan as part of K-12 campus-no conveyance agreement. Future funding needed.
3	I	HWY 83/Shoup	Site on old master plan-no conveyance agreement. Future funding needed. Restrictive traffic notes on the original master plan have been removed.
4	J	Sterling Ranch	This area is currently being master planned in the county. Potential significant impact on district. Future funding needed. PreK-8 site.

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High School:

Site Number	Map Code	Site Name	Comments
1	B	Wolf Ranch	On master plan as part of K-12 campus-no conveyance agreement. Future funding needed. Restrictive traffic notes on the original master plan have been removed.

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Questions?

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