

Wintz, Katelynn A

From: Donald Smith <donald.smith@asd20.org>
Sent: Wednesday, April 20, 2022 7:41 AM
To: Wintz, Katelynn A
Cc: Tom Gregory; becky.allan; Allison Cortez
Subject: Allaso Concept Plan

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April 20, 2022

Katelyn Wintz
Development Services
City of Colorado Springs

RE: CPC ZC 22-00008
Allaso Zone Change
CPC CP 22-00009
Allaso Concept Plan

Dear Ms. Wintz,

Academy District 20 is in receipt of the files referenced above for the approval of the Allaso Zone Change and the Allaso Concept Plan. The following information is being presented per your request for additional information from the District.

As previously stated, Academy District 20 is requesting fees in lieu of land dedication per the existing Colorado Springs City Code for all residential units included within this development. The following analysis is provided by the District to address any additional students that may be generated by the proposed 300 unit apartment complex.

The current student yield for residential units developed within the District was completed on February 28, 2022. The current demographer's student yield for apartments and the impact on the District is as follows:

GRADE	YIELD/UNIT X	ALLASO APARTMENTS	=	PROJECTED STUDENTS
K-6	0.098	300 units	=	29
7-8	0.047		=	14
9-12	0.039		=	12

ATTENDANCE AREA	SCHOOL UTILIZATION CAPACITY*	ENROLLMENT ON 4/14/2022	AVAILABLE SEATS
Academy International ES	573	412	161
Mountain Ridge MS	1,190	754	436
Rampart HS	1,424	1,391	33

*Please note that the District utilizes the actual design capacity of each school multiplied by 90% for elementary schools and 85% for middle and high schools to determine the ideal utilization capacity. Therefore, the District has adequate capacity to address any additional students generated by the proposed development.

If you need additional information regarding this issue, please feel free to contact me

Don Smith

Planning Consultant

Academy School District 20

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