



MEMORANDUM

To: DCSD Board of Education
From: Shannon Bingham, Western Demographics (WDI), School Capacity and Boundary Analysis (SCBA) Consultant
Re: Approval of SCBA Scenario 9C
Date: April 26, 2022

Introduction:

During the February 8, 2022 Board of Education study session, the Long Range Planning Committee (LRPC), WDI and staff presented and discussed residential growth and enrollment within the ThunderRidge High School feeder. Discussions included the geography of the high school feeder, forecasted residential growth, current and future enrollment, existing school capacity, future capacity needed, build-out scenarios for future schools, and prior actions taken regarding school attendance boundary changes.

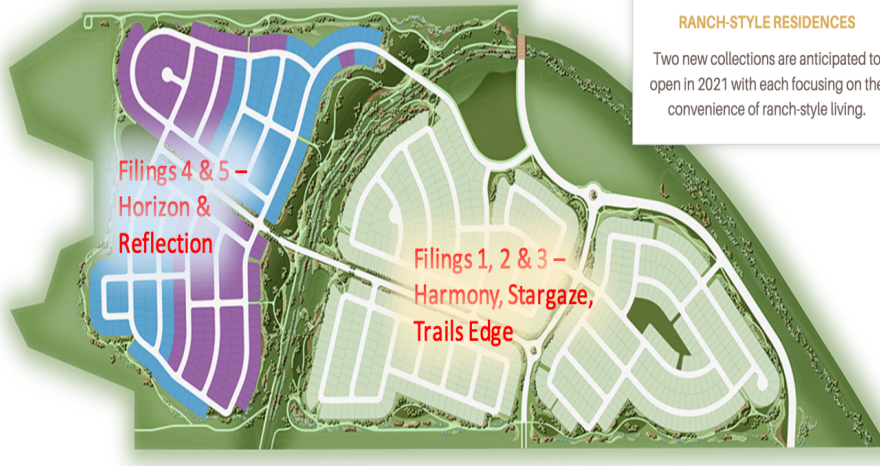
Part of the presentation included Scenario 9C, Assignment of Solstice Filings #4 and #5 to Coyote Creek Elementary from their current assignment at the Roxborough elementary schools. The Solstice development is located directly south of the Chatfield Reservoir and north of Sterling Ranch. This boundary change affects a mostly unbuilt subdivision. Very few families have purchased homes in the subdivision. This boundary scenario falls within the Streamlined Limited Impact Process (SLIP) for boundary changes. Specifically, this recommended change involves ten (10) or fewer families, the proactive reassignment of unbuilt residential development to schools with capacity, and where the transportation impact would be stable or minimal. Boundary changes to reassign unbuilt residential development to schools with capacity are time sensitive and urgent since the subdivisions evaluated as part of this process are growing extremely fast with new families every month. This boundary change would result in the entire Solstice development being assigned to Coyote Creek Elementary.

During the February 8, 2022 Board of Education study session, the Board of Education directed community outreach be held for this boundary scenario.

The purpose of this memo is to report the findings of outreach and recommend to the Board of Education implementing this urgent boundary change.

Background:

● Horizon Collection ● Reflection Collection



During the initial SCBA process exploring this area, portions of the east side of both Sterling Ranch and Solstice were assigned to Coyote Creek Elementary, including Solstice Filings 1, 2, and 3. Since plans for Filings 4 and 5 were not finalized at that time, these filings were not assigned to Coyote Creek

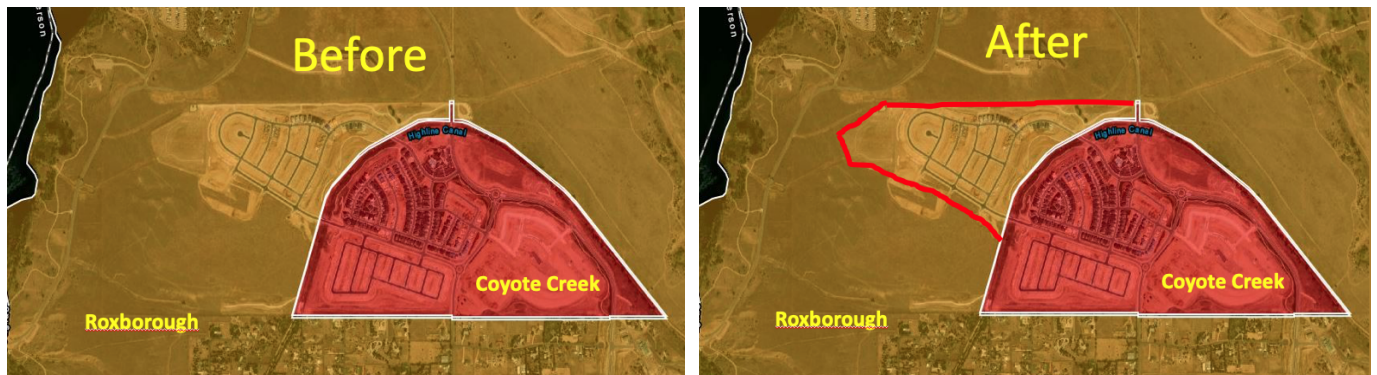
Elementary. As the pace of construction in Sterling Ranch and Solstice has accelerated, it has become apparent that significant growth during the next three to five years will fill the Roxborough schools unless further boundary changes are implemented.

The recommended boundary change Scenario 9C would assign Solstice Filings #4 and #5 to Coyote Creek Elementary, from their current assignment at the Roxborough elementary schools, would proactively help alleviate the forecasted overcrowding of the Roxborough elementary schools, and would keep all of the Solstice subdivision assigned to the same elementary school at Coyote Creek Elementary.

Scenario 9C also facilitates boundary stability for a minimum of five (5) years, with the west side of Sterling Ranch being assigned to the Roxborough elementary schools. With the east side of the development assigned to Coyote Creek Elementary, the intent was to make a deliberate initial assignment that would leave seats available in the Roxborough elementary schools for the west side of Sterling Ranch (Filings #1, #2, #3, and #7) and allow the Roxborough schools to fill to capacity over a five (5) year period.

As presented to the Board of Education during the February 8, 2022 study session, a new elementary school that provides typical capacity will be needed in the next five (5) years in the development to address the immediate growth in enrollment. These boundary changes will only partially help balance enrollment in existing schools in the short-term. Additional boundary changes are also anticipated until additional schools are built and the feeder is built-out. The LRPC is gathering data for additional capacity alternatives to help address forecasted growth.

Scenario 9C - The boundary change would assign Filings #4 and #5 into Coyote Creek.



Community Outreach Process:

TRHS School Leadership Review: During the week of February 21, 2022, ThunderRidge High School feeder Principals and the Executive Director of Schools were polled on several scenarios under consideration to help balance enrollment at the elementary schools within the feeder. Regardless of the time frame in which a new school would be constructed in Sterling Ranch or Solstice, all participants supported the implementation of Scenario 9C in the short term until the Sterling Ranch / Solstice high school feeder is built out.

TRHS School Leadership Survey Results on 9C

	Completely impractical/not at all viable	Somewhat impractical	Somewhat practical	Mostly viable/ mostly practical
Implement 9C (Solstice Scenario) using the SLIP process to assign Filings 4 and 5 into Coyote Creek Elementary	0%	0%	0%	100%

Community Review: In coordination with WDI and DCSD staff, the developer and home builder for Solstice, Shea Homes, invited all residents and property owners in Solstice to an informational meeting on March 24, 2022. Four residents and property owners attended the meeting. Attendees were briefed on Scenario 9C. A brief survey was conducted to gather feedback. All four attendees took the survey. In summary, all attendees indicated they had heard about the informational meeting from a builder or developer of Shea Homes / Solstice. One respondent was a parent. The other three were community members. Survey respondents were given the opportunity to provide comments or ask questions. One noted, “We support having the children attend Coyote Creek.” The other asked, “When is it starting?” All respondents agreed that DCSD's strategy to change attendance areas in developing areas makes sense. Overall, the

small group who attended the informational meeting understood and were supportive of the changes discussed. Shea Homes / Solstice also wants to assist DCSD in managing growth in enrollment and supports keeping all of the subdivision together with one assigned elementary school being Coyote Creek Elementary.

LRPC Review: During the March 2, 2022 LRPC meeting, committee members were polled in the same manner. Committee members supported the implementation of Scenario 9C.

LRPC Survey Results on 9C

	Completely impractical/not at all viable	Somewhat impractical	Somewhat practical	Mostly viable/ mostly practical
Implement 9C (Solstice Scenario) using the SLIP process to assign Filings 4 and 5 into Coyote Creek Elementary	8.33%	16.67%	25%	50%

On April 6, 2022 the LRPC made a motion to recommend to the Board of Education this boundary change effective immediately.

Summary of Findings: The LRPC, TRHS School Leadership, community, and staff support Scenario 9C.

Recommendation: The LRPC and staff recommend this boundary change.