

Sterling Ranch/Solstice Overflow System

Recommendation for Additional Overflow School and Boundary

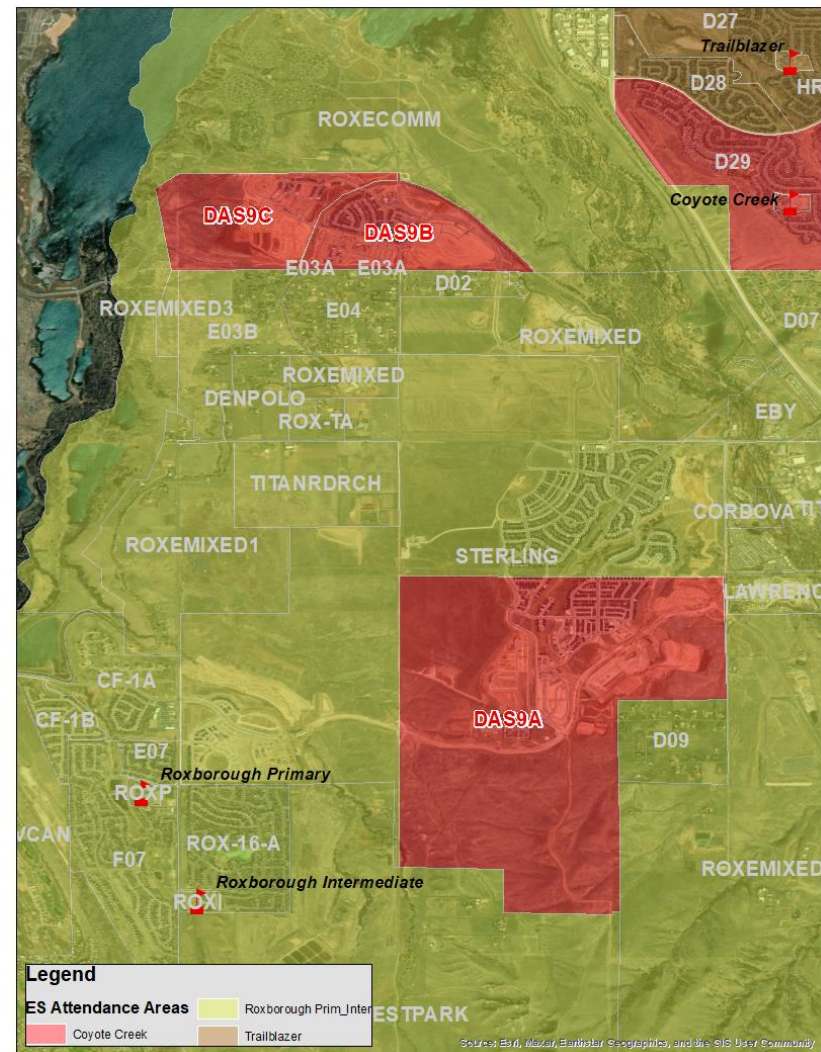
Board of Education Meeting
June 20, 2023

Agenda

- Need for Additional Overflow School and Boundary
- Proposed School and Boundary
- Why Act Now?
- Outreach and Engagement
- Addressing Stakeholder Feedback
- Questions and Considerations
- Appendices

Need for Additional Overflow School

- Sterling Ranch and Solstice developments are generating additional students
- Coyote Creek (current overflow school) is exceeding its ideal capacity
- Need for a new elementary school is currently not funded
- Roxborough schools have available capacity
 - Not recommended based on development timing
 - [Sterling Ranch East/West Side Strategy](#)



	2022-23	2023-24 Forecast	2027-28 Forecast
Coyote Creek	510 101%	582 115%	940 186%
Roxborough Primary	360 71%	364 72%	459 91%
Roxborough Intermediate	419 76%	423 77%	524 95%

Recommended Additional Overflow

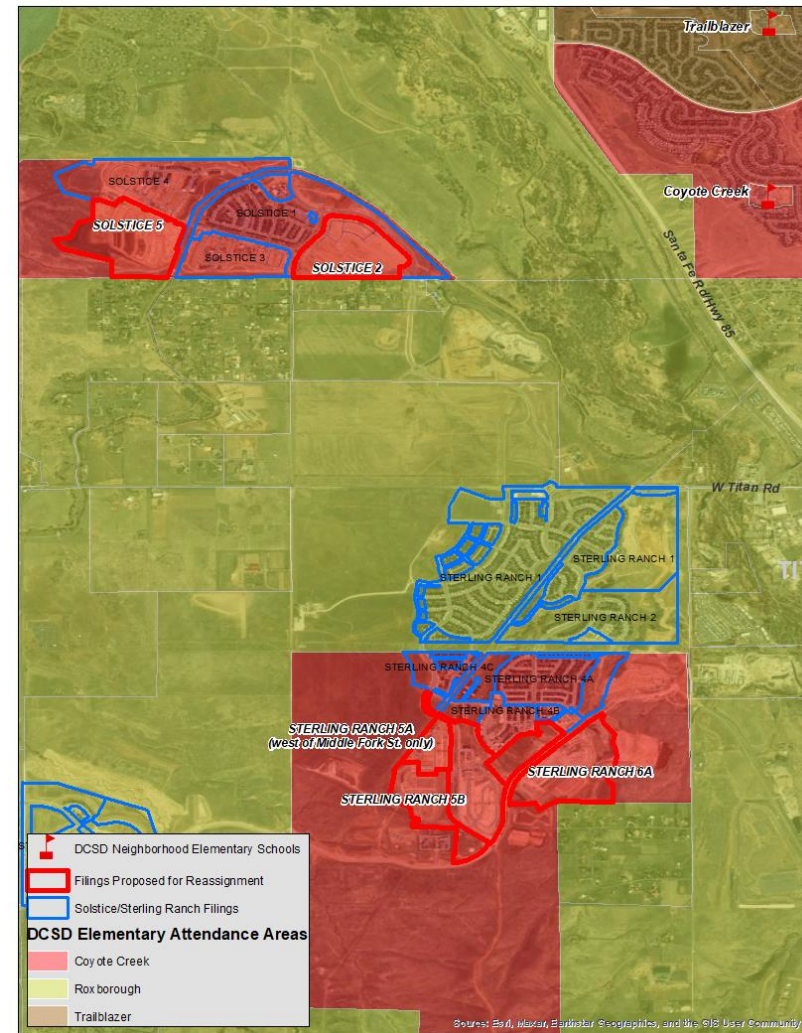
Existing Overflow

- Areas reassigned from Roxborough to Coyote Creek
 - Sterling Ranch and Solstice -May 2020
 - Solstice 4 & 5 - April 2021 via SLIP process

Recommended Additional Overflow

- Reassign five filings to Trailblazer Elementary School
 - Very little DCSD student/family impact
 - No 22-23 SY Coyote Creek enrollment in any of these areas
 - These areas have very few students enrolled for 23-24 SY at Coyote Creek. They are all new to the district.
 - Very few homes completed in these areas

Intervention is needed if/until new neighborhood elementary school is available



Why Act Now?

****Last chance to implement second overflow school as complete neighborhoods****

Residential Development Environment

- Opportunity: Stalled construction, speculative, delayed, and disjointed development due to interest rates
- Risk: Decline and stabilization of interest rates in 2024

Operational Efficiency

- Opportunity: Addition of one route
- Risk: Double bussing of multiple neighborhoods if delayed until 2024

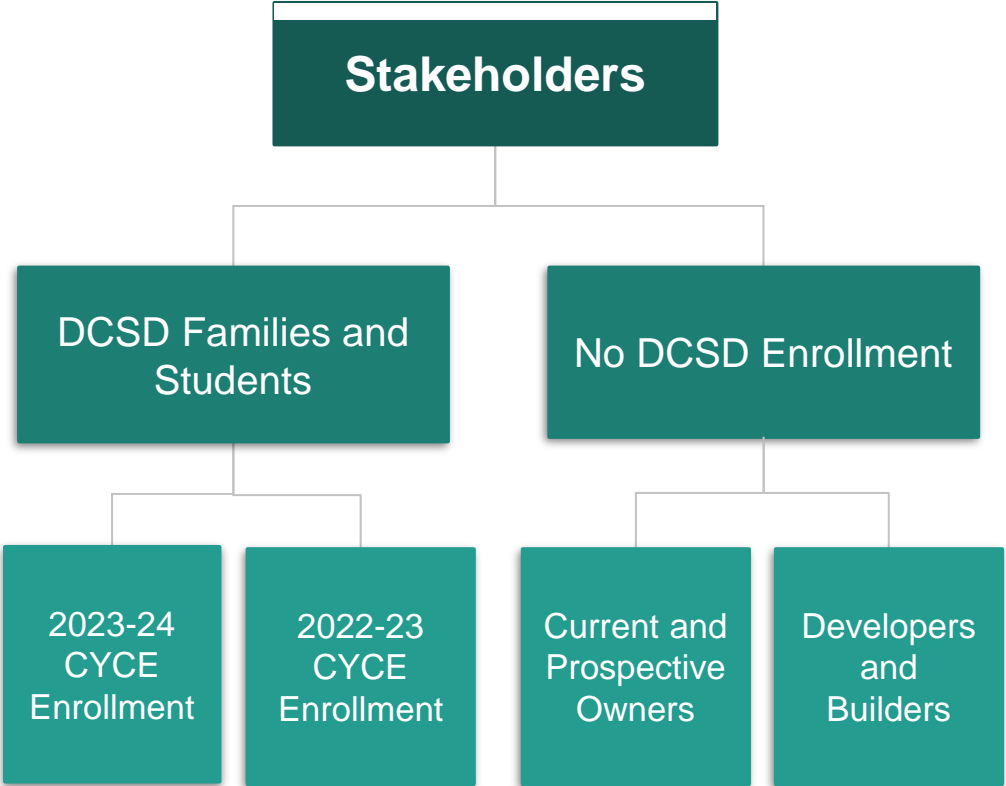
Impact to DCSD Households

- Opportunity: No current Coyote Creek students are impacted. Only three DCSD households enrolled at Coyote Creek for 2023-24 will be impacted.
- Risk: Increased impact to students and residents as filings build out.

Impact to Schools

- Opportunity: Balances the impact to schools. Proximity of schools to each other. Similarity of schools.
- Risk: Continual challenges of overcrowded and undersized schools.

Outreach and Engagement



Under Consideration

Individual Contact

- Five families (7 students) ✓
- Four developers and builders ✓
- Five sales office visits ✓

Virtual Outreach Sessions

- Two builder and developer virtual sessions ✓

Written Notice

- Email and certified mail notification to all ✓

Additional Outreach if Approved

- Five families individually contacted
- Sales office visits
- Email and certified mail

Outreach and Engagement

LRPC Consideration and Recommendation

May 25th Special LRPC Meeting

- Staff presentation and committee discussion
 - Requests for additional information from staff, suggested items for discussion at June 7th regular meeting

June 7th Regular LRPC Meeting

- School Capacity and Boundary Analysis Subcommittee
 - Recommended adoption of the proposed overflow school and boundary as presented by staff
- Long Range Planning Committee Vote
 - Recommend (to the Board of Education) adoption of the proposed neighborhood elementary school reassignment of households located in Solstice Filing 5, Solstice Filing 2, Sterling Ranch Filing 5A (households located west of Middle Fork Street only), Sterling Ranch Filing 5B, and Sterling Ranch Filing 6A from Coyote Creek Elementary to Trailblazer Elementary

Addressing Stakeholder Feedback

Stakeholder	Impact of Reassignment	Mitigation
DCSD Families	5 households, 7 students <i>(3 households, 5 students)</i>	Individual engagement Legacy attendance rights and transportation provided
DCSD-Budget	Minimal impact to schools	Not an exception to current SBB true up process Dollars follow student and central student count reserve available Reassignment scenario forecast is very close to SBB adjusted forecast Enrollment monitored closely in summer and coordinated with schools All students are new to the district
DCSD-Transportation	1 additional route Initially underutilized	No double bussing/duplicate routes of neighborhoods Minimizes issues with bus stop logistics No difference in existing route times
Builder/Developer	4 builders/developers	Thorough engagement and responses to all questions Resources for sales staff and prospective buyers
Property and Homeowners	14 homeowners	Individual engagement for those with DCSD student(s) Thorough notification and opportunity for individual engagement for all

Additional Questions and Considerations

- **Why now? What's the urgency?**
 - Responding to Unprecedented Residential Development Environment
 - Unprecedented interest rate situation led to unforeseen residential development activity
 - Speculative and disjointed development across multiple filings but occupancy remains low
 - The rate and quantity of residential development in Sterling Ranch has not slowed down.
- **Why weren't two overflow locations and boundaries initially recommended and implemented?**
 - Determining Effectiveness
 - Unknown compliance rates and adoption of assigned school
 - DCSD families have adopted the reassignment well. We expect to see the same pattern with the proposed overflow assignment.

Additional Questions and Considerations

- **How were Roxborough Primary and Intermediate Schools considered given that their proximity is much closer?**
 - Thorough analysis of all Sterling Ranch approved residential development was done. The developments most adjacent to Roxborough schools are poised to add an additional 500-570 students to the current Roxborough attendance area.
 - This anticipated enrollment growth is in addition to Roxborough's stable enrollment located outside areas of new development. Approximately 78% of Roxborough's enrollment is located in established neighborhoods and forecasted to remain stable.

Questions and Considerations

- **If this is a long term solution, can adjustments be made so all of Solstice goes to Trailblazer and all of Sterling Ranch goes to Coyote Creek?**
 - This strategy is possible but would require reassignment of current Coyote Creek students to balance enrollment and to not exceed facility capacity. DCSD prioritizes reducing (and avoiding if possible) the disruption to students and families above all when considering boundary changes.
- **Should boundary adjustments be designed with the assumption that no new elementary schools will be built in this community? Can this be done? And if so, how?**
 - This would require students to be permanently bussed across Highway 85 and further to schools with capacity. This would be a permanent change to DCSD's service model of providing schools where needed.
 - This alternative does not align with previous LRPC recommendations, Board of Education approvals, the Master Capital Plan, the Bond Plan, or the initially proposed Growth and Decline plan.
 - This alternative may not be feasible from a transportation perspective

Questions and Considerations

- **Boundary adjustments should be designed so that students are not moved more than once (so their educational career is not interrupted) regardless of whether a new neighborhood elementary school is built. Can this be done?**
 - DCSD strives to reduce disruption and not impose multiple changes to individual students and prioritizes this when considering overflow designation and boundary adjustments.
 - The resolution of the Sterling Ranch/Solstice overflow system is a new neighborhood school in this region. DCSD believes disruption of movement to a new local neighborhood school would be minimal.

Questions and Considerations

- **Will DCSD continue to be faced with the same tough considerations and request for recommendations? Would grade reconfiguration (moving 6th grade to Ranch View Middle School) provide a longer lasting and less disruptive solution that doesn't require constant evaluation and overflow reassignment?**
 - This alternative has been thoroughly discussed and considered since the establishment of the SCBA action plan in 2019. According to the district wide survey conducted in 2020, this alternative was not the preferred approach in comparison to boundary changes, portable classrooms, and new construction.
 - This alternative requires substantial funding for the needed modifications and addition to accommodate 6th grade programming.
 - A grade reconfiguration may not provide the capacity needed
 - This alternative may not be feasible from a transportation perspective

Appendices

Appendix 1: History of Overflow System

Appendix 2: SLIP (Streamlined Limited Impact Process)

Appendix 3: Solstice and Sterling Ranch Build Out Status and Estimated Student Generation

Appendix 4: Current vs. Proposed Overflow School Assignment-Student Generation and Facility Capacity

Appendix 5: Updated Enrollment Forecast

Appendix 6: Proposed Reassignment and DCSD 5 Year Capital Plan

Appendix 1: History of Overflow System

2019-20 SY

- [2019](#): WDI under contract and proposed SCBA action plan in place
- [1/2020](#): Capacity relief survey, update/refine ideal program capacity for all 91 neighborhood, magnet, alternative and charter schools
- [3/2020](#): Comprehensive district wide scenario review exercise with [LRPC](#). Internal staff & Principals vetting/polling, [BOE 3/10](#) work session to review results.
- [4/2020](#): Identification of [Scenario 9](#) (unbuilt SR & Solstice) as Urgent/Timely and request to BOE proceed immediately with boundary adjustment scenario for August 2021 implementation. BOE guidance to get feedback from developers/builders and additional DCSD financial impact information.
- [5/2020](#): [LRPC recommendation](#) for BOE to consider [Urgent/Timely scenarios](#). [BOE consideration](#) of developer/builder input and financial impact. Approval of urgent/timely scenarios as presented 6-1.

2020-21 SY

- [4/2021](#): BOE consideration of [Franktown/Prairie Crossing recommendations](#) and LRPC recommendation on SLIP process.

Appendix 1: History of Overflow System

2021-22 SY

9/2021: [LRPC](#) SLIP review and adoption. Recommendations to move forward with 9C (Solstice 4&5 to CYCE) and other [urgent/timely scenario implementation](#). [BOE notification](#) via memo.

2/2022: ThunderRidge Feeder BOE worksession. [LRPC](#) and [WDI/Staff](#) Analysis. [LRPC](#) and [Leadership](#) polling.

4/2022: [LRPC recommendation](#) for BOE adoption of [9C via SLIP process](#). [BOE approval](#)

2022-23 SY

12/2022: Growth and Decline 3-5 year plan [LRPC](#) presentation and discussion.

1/2023: [BOE brief 22-23 enrollment projections and current overflow system status](#) and [Growth and Decline 3-5 year plan](#).

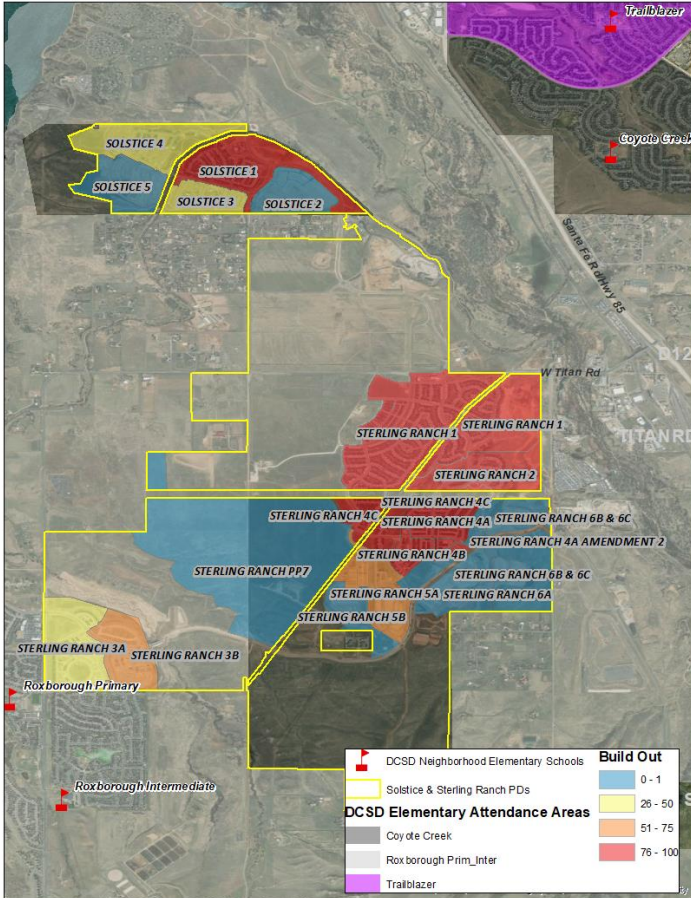
Crystal Valley Ranch and Canyons in year 3-5 and operating within parameters. Macanta/Crowfoot Valley Corridor planned relief via Leman partnership. Sterling Ranch/Solstice in final year of planned duration. Mobiles required and second overflow system needs to be implemented no later than August 2024.

5/2023: Sterling Ranch/Solstice [field survey completed by WDI](#). Immediate need for action identified and recommended. [Cabinet review and Superintendent approval](#) of proposed action plan.

Appendix 2: SLIP (Streamlined Limited Impact Process)

1. Geographic anomalies such as stair steps, islands and/or peninsulas
2. Minimize disruptions to families (0 to 10) families
3. Proactive reassignment of new development to schools with capacity
4. Transportation impact stable or minimized
5. Consensus with leadership and approval of the Superintendent

Appendix 3: Solstice and Sterling Ranch Build Out and Student Generation



Approved Residential Development Status/Build Out

- 6,364 dwelling units approved to date in Solstice and Sterling Ranch
- 2,661 units have been constructed
- Approved residential developments currently ~42% built out

Student Generation

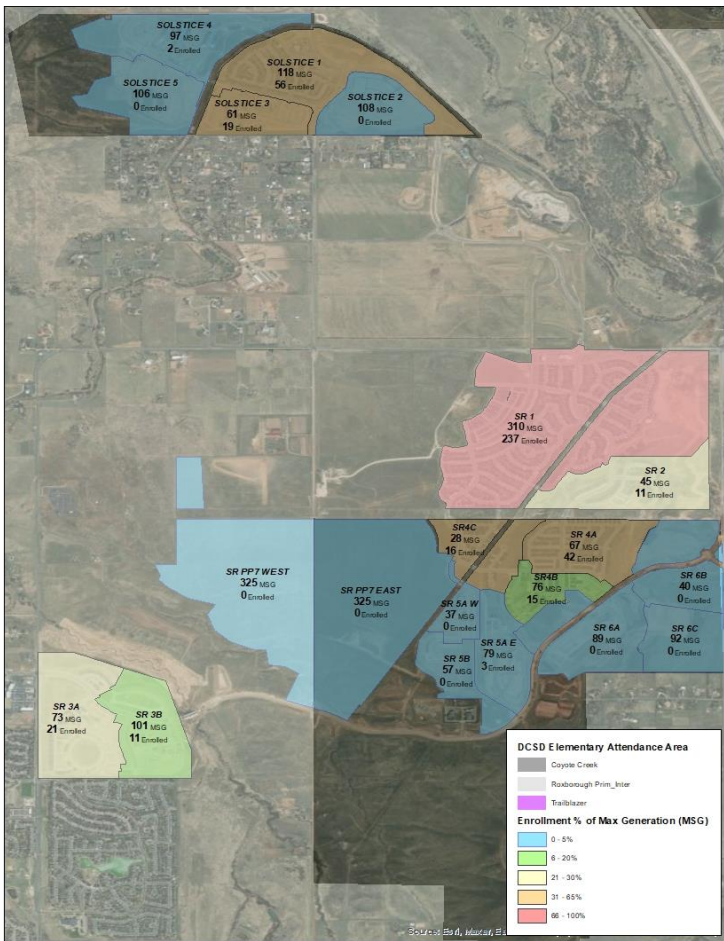
- 2,234 K-6 students estimated for filings approved to date
- 433 DCSD K-6 students in these filings (22-23SY)

Additional Residential Development To Come

- Solstice can be considered fully “approved” at this time
- Sterling Ranch is entitled to more than double the dwelling units currently approved

Approved Filings To Date Build Out & Student Generation Data

Appendix 3: Solstice and Sterling Ranch Build Out and Student Generation



- The areas of Sterling Ranch (approved to date) in RXI/RXP attendance areas are only $\frac{1}{2}$ built out and have generated only $\sim\frac{1}{3}$ of the K-6 students anticipated.
- These additional ~ 570 K-6 students are *in addition* to the RXI/RXP enrollment from “non-growth”, i.e., non Sterling Ranch filing areas which is forecasted to remain relatively stable.

Approved Filings To Date Build Out & Student Generation Data

Appendix 4: Current vs. Proposed Overflow School Assignment Residential Build Out Status and Student Generation

Current Boundary Assignment				
	Dwelling Units Approved (To Date)	Dwelling Units Completed (To Date)	Estimated K-6 Student Generation (Upon Build Out)	DCSD K-6 Students Currently Residing in Attendance Area 22-23School Year
CYCE	3,609	1,197	1,380	153
RXP/I	2,755	1,464	854	280
Proposed Boundary Reassignment				
	Dwelling Units Approved (To Date)	Dwelling Units Completed (To Date)	Estimated K-6 Student Generation (Upon Build Out)	DCSD K-6 Students Currently Residing in Attendance Area 22-23School Year
CYCE	2,688	1,182	983	153
RXP/I	2,755	1,464	854	280
TBE	921	15	397	0

Appendix 4: Current vs. Proposed Overflow School Assignment Facility Capacity

	2023-24 Forecast			2027-28 Forecast		
	Enrollment (PK-6)	Facility Seats	Seats Including Mobiles	Enrollment (PK-6)	Facility Seats	Seats Including Mobiles
Current Overflow Assignment						
CYCE	582	(76)	36	940	(434)	(322)
TBE	284	153	321	265	172	340
Proposed Overflow Reassignment						
CYCE	560	(54)	58	771	(265)	(153)
TBE	305	132	300	433	4	172

Appendix 5: Updated Enrollment Forecast

Appendix 6: Proposed Reassignment and DCSD Five Year Capital Plan

	ES 1				ES 2			ES 3	
Year	ROCK_RIDGE	FLAGSTONE	CASTLE_ROCK_ES	SOUTH_RIDGE	COYOTE_CREEK	ROXBOROUGH	ROXBOROUGH_INTERMEDIATE	TIMBER_TRAIL	EAGLE_RIDGE
2021	469	432	401	441	403	371	408	356	597
2022	475	471	451	411	470	359	419	367	603
2023	494	462	469	372	541	364	423	376	606
2024	515	485	457	419	615	393	434	402	615
2025	557	500	453	402	726	415	456	415	615
2026	594	529	457	394	812	437	485	447	643
2027	638	571	454	395	899	459	524	463	662
2028	664	611	450	391	972	479	577	490	693
2029	697	669	442	390	1035	499	621	516	733
2030	736	735	436	391	1096	517	663	540	756
SCBA Capacity	506	506	437	391	506	506	552	437	506
Legacy Capacity	582	582	582	582	582	500	600	582	582