

Long Range Planning Committee Boundary Consultant School Capacity and Boundary Analysis: ThunderRidge High School Feeder



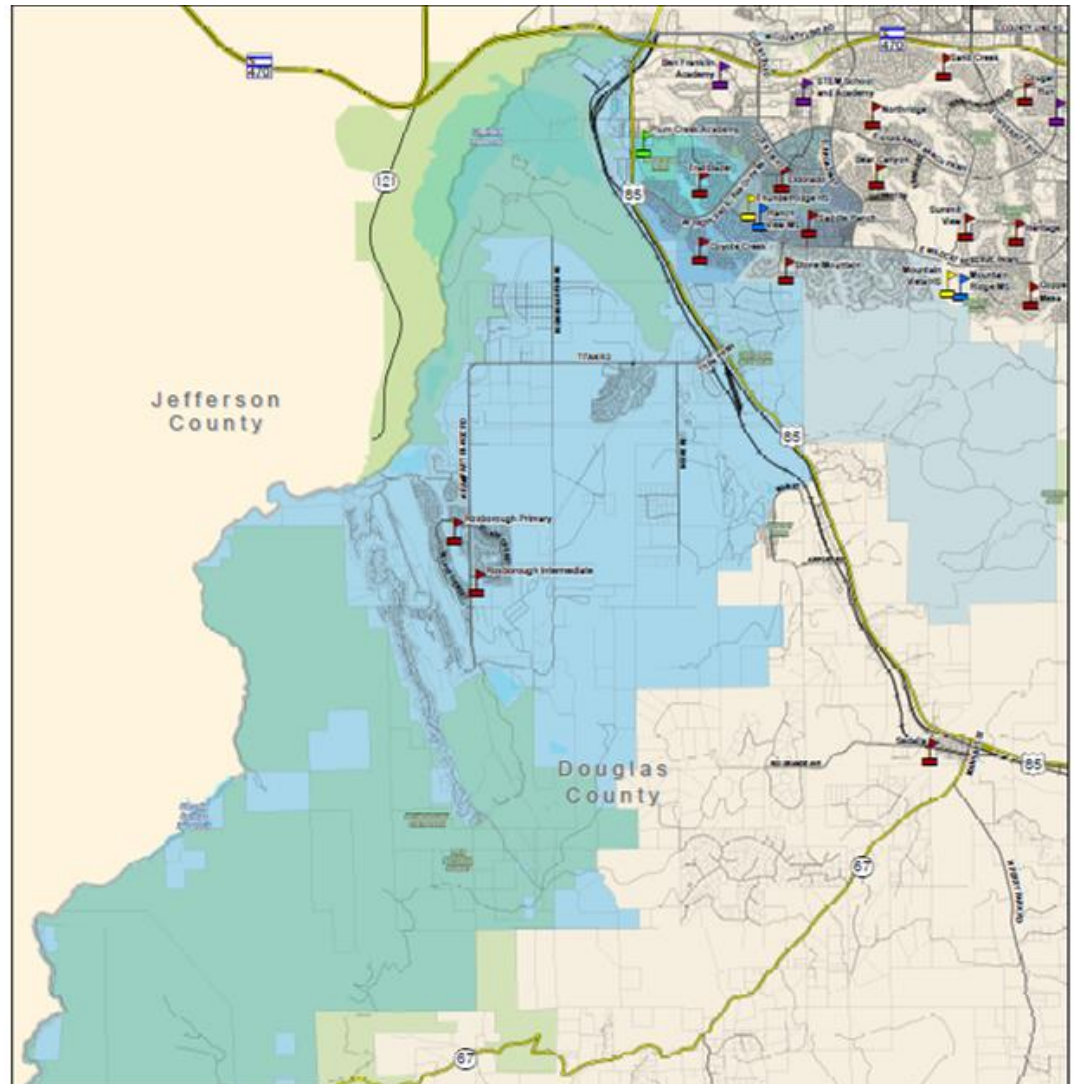
2/8/22

Agenda

- Committee Introduction
 - Introduction to the LRPC and the Area
 - Historic means for managing growth
- Consultant / Staff Team Data
 - Data
 - Geography, growth, and market share
 - Capacity and seat availability over time
 - Schools Needed at Build-out in 2040
 - Introduction to the Pending Issues to be Researched by the LRPC
- Board Discussion and Individual Comments
 - Address short, medium, and long-term challenges
 - Provide the LRPC with insights

Introduction – The ThunderRidge Feeder

- The TRHS boundary area is shown in shades of blue. It has two state parks (Chatfield and Roxborough). It has Waterton Canyon with dense, rugged forest to the southwest of Roxborough. Lockheed Martin has a large presence in the area that effects housing demand
- Just to the north of the TRHS boundary area are two popular charter schools that serve some students from within the area.
 - Ben Franklin PK-8 (10% of ThunderRidge market)
 - STEM K-12 (6% of market)

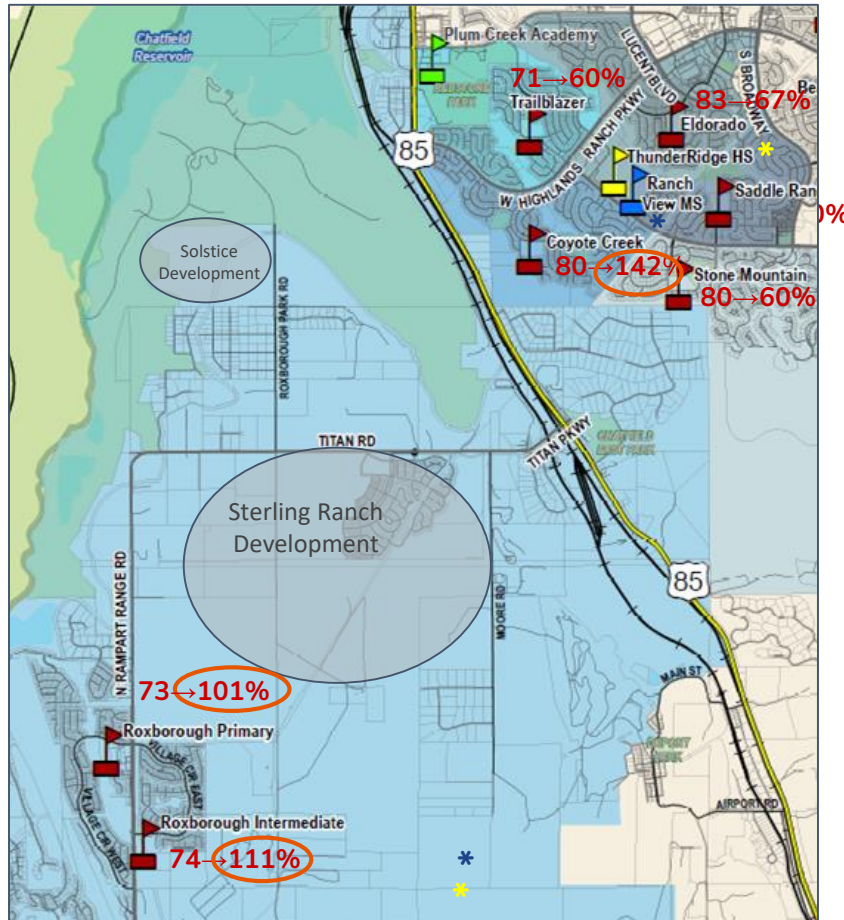


ThunderRidge Feeder Aerial Image

- Large-scale growth is underway as indicated by the scraped areas



School Capacity Challenges will Flow from New Housing Growth



The Next 5 Years

- New houses are selling rapidly in Solstice and Sterling Ranch.
- Existing elementary schools will exceed ideal capacity.
- Other elementary schools in the feeder will have enrollment below what is considered ideal.

2040 Facilities (All New Homes Built)

- Eventually a new high school feeder is anticipated
 - 5 new elementary schools
 - 1 new middle school
 - 1 new high school
- New charter schools will also serve students in the area

Introduction – Strategies for Addressing Crowding

School Capacity and Boundary (SCBA) Sub-committee Monitors Conditions

The Master Capital Plan (MCP) p.34 outlines strategies to manage growth other than new construction. These are:

- Boundary Changes
- Calendar Changes
- Grade Configuration
- Overflow Busing
- Program Change
- Addition
- Mobiles
- Purchase & Tenant Finish of Existing Facilities

Ideal Capacities Have Been Developed & Guide Strategy. MCP p. 32

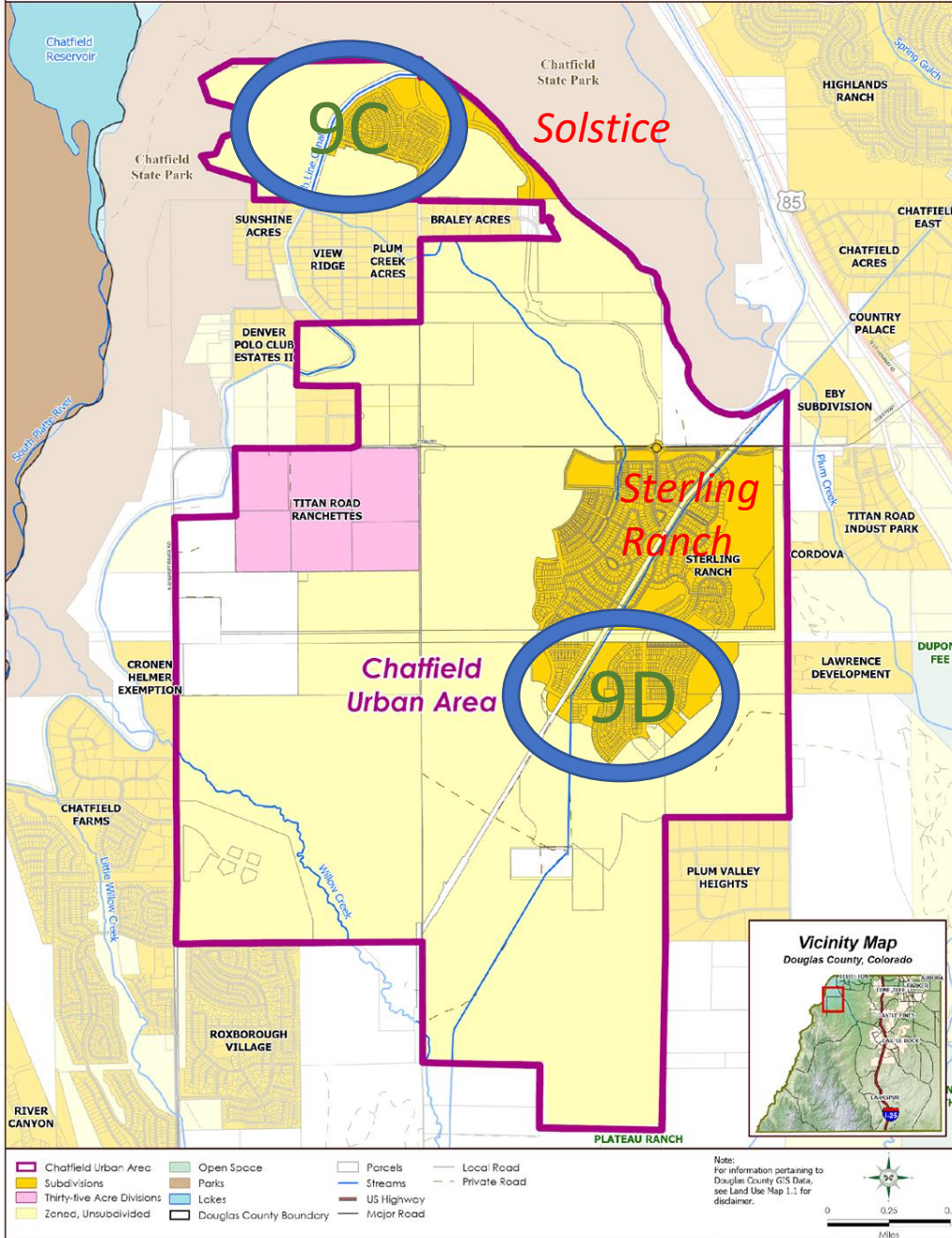
- Tracks enrollment as % of ideal helps identify under- or over-enrolled schools
- Ideal seats reflect the current usage along with:
 - *Preschool & Special education classrooms,*
 - *BASE space,*
 - *Workspace for special education teams, counselors, EA's, etc.)*
- Does not include mobiles

Mobiles

- Provide additional seats for enrollment and/or childcare
- ThunderRidge Feeder Schools currently have - 34 Mobile pads with 9 occupied

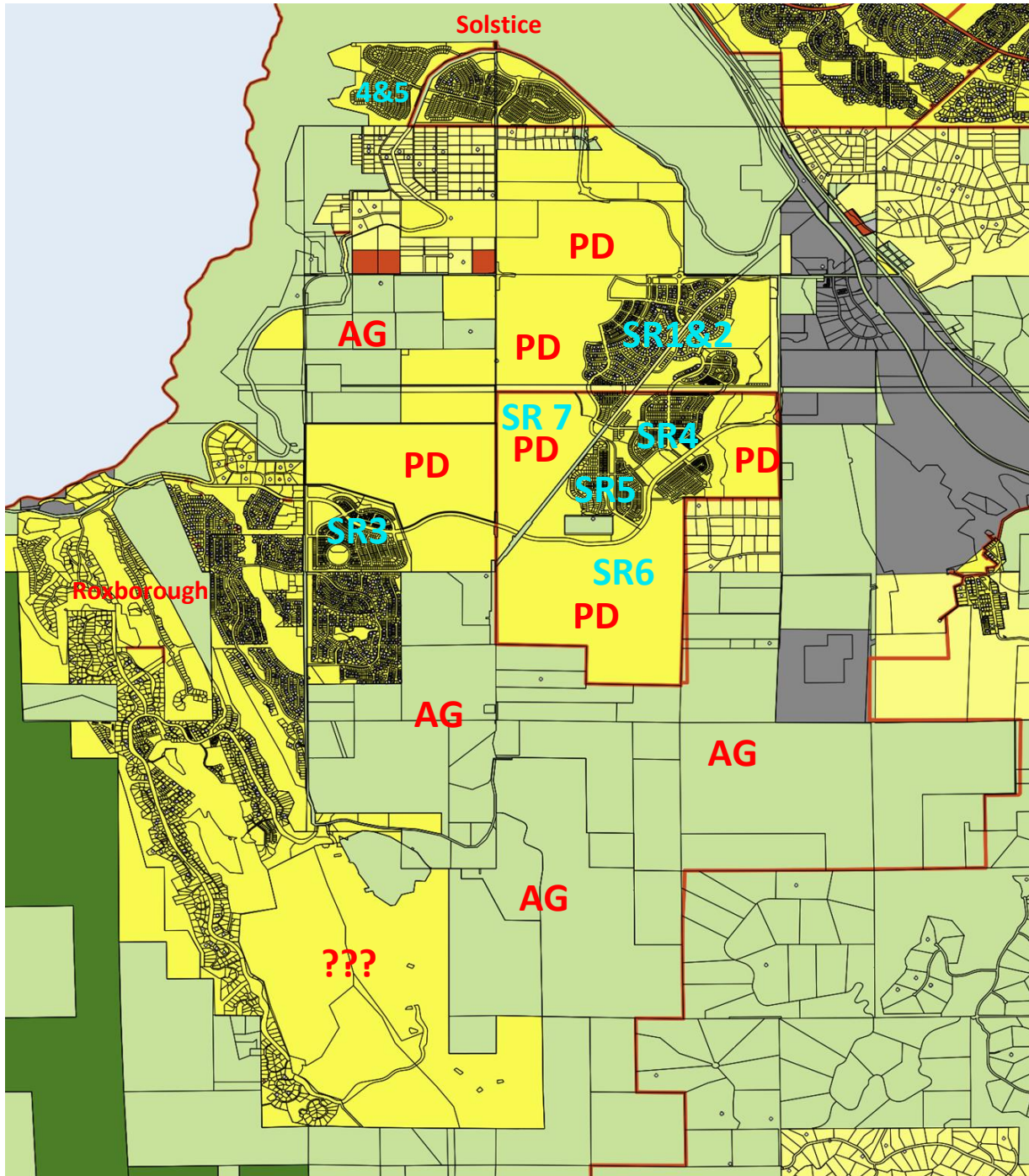
Transportation

- Busing of overflow areas to elementary schools with room is used in DCSD and other districts
- Duration of bus rides from the TRHS (NW Area) can be long given the lack of facilities in the area
- New Waterton Rd. Opening in 18 months will affect traffic patterns and access



Douglas County Masterplan – Chatfield Urban Area

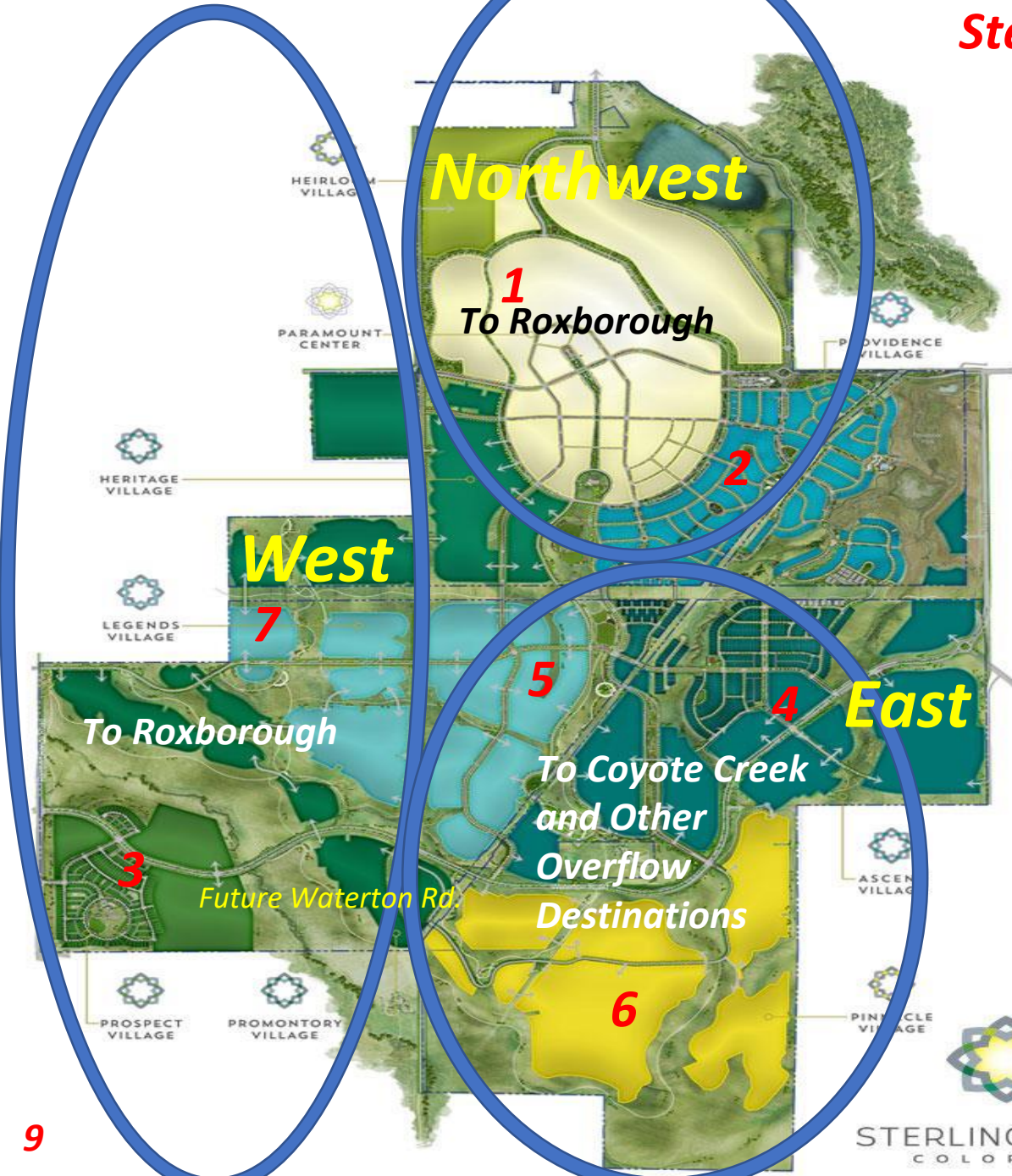
The Chatfield Urban Area will include additional developments other than Solstice and Sterling Ranch as additional vacant land develops in the future.



Existing Douglas County Zoning = Planned Development (PD)

Solstice and Sterling Ranch platted areas are indicated by blue labels. PD indicates future development area.

Sterling Ranch Current and Future Villages



The current boundary assignment scheme in Sterling Ranch assigns twice as many lots to the Roxborough campus as to the Coyote Creek overflow boundary. Staff has proposed Filings 1, 2, 3 and 7 for assignment to RXP and RXI. Filings 4, 5 and 6 has been proposed for assignment to CCE. There are twice as many units in the West / Northwest half as in the East. Solstice adds an additional 700 units to the eastern group.




Approximate Build-Out Analysis - Calculations

Remaining Land Development Potential - Northwest Feeder		Students			
Project Name	DU's	Elementary	Middle	High	Total
Solstice Filing Nos. 1-3 (Remaining)	373	146	45	90	280
Solstice Filing Nos. 4-5 (Remaining)	339	132	41	81	254
Sterling Ranch Filings 1 - 7 (Remaining)	3414	1331	410	819	2561
Sterling Ranch - Additional Land Area	2943	1148	353	706	2207
Vacant, Unplatted, Unplanned Land - 4.2 sq. mles, 640 acres per sq. mile, 2 du per acre	5376	2097	645	1290	4032
Total	12446	4854	1493	2987	9334
Market Share		0.64	0.61	0.73	
Adjusted Neighborhood School Enrollment		3106	911	2180	6198
Typical Neighborhood School Size		650	900	2200	
<i>Additional Neighborhood Schools</i>		4.8	1.0	1.0	

Assuming this approximate build-out to 2040, 5 new elementary schools, one middle and one high school will be needed in the Northwest area (Chatfield Urban Area). Sterling Ranch is currently anticipating 9700 Dwelling Units with 3 Elementary School Sites, 1 Middle and 1 High. Solstice has 1 Elementary Site.

Enrollment vs Capacity

ThunderRidge Feeder

	% of Ideal Capacity											
	Less than 65%	Ideal Building Capacity	2021-22 October Count Enrollment	% of Ideal Capacity	2026-27 Projected	% of Ideal Capacity	Mobile Pads on Site	Mobiles on Site	Childcare Mobiles on Site	Enrollment Mobiles on Site	ECE Preschool Rooms 21-22	Special Programs
	Between 65% and 95%											
	Greater than 95%											
Coyote Creek	506	403	80%	719	142%	4	1	0	1	A		
Eldorado	506	420	83%	339	67%	3	2	0	2	AB		
Roxborough Intermediate (3-6)	552	408	74%	612	111%	4	0	0	0		IB	
Roxborough Primary (K-2)	506	371	73%	512	101%	2	0	0	0	AB	IB	
Saddle Ranch	529	341	64%	262	50%	5	2	0	2	A		
Stone Mountain	713	571	80%	426	60%	2	0	0	0	A		
Trailblazer	437	310	71%	261	60%	4	1	1	0	A		
Ranch View MS (7-8)	1,111	820	74%	888	80%	4	0	0	0		IB	
ThunderRidge HS	2,141	1,881	88%	1,952	91%	6	3	0	1		IB	
ThunderRidge subtotal	7,001	5,525		5,971		34	9	1	6	8		

Driving Distance and Time

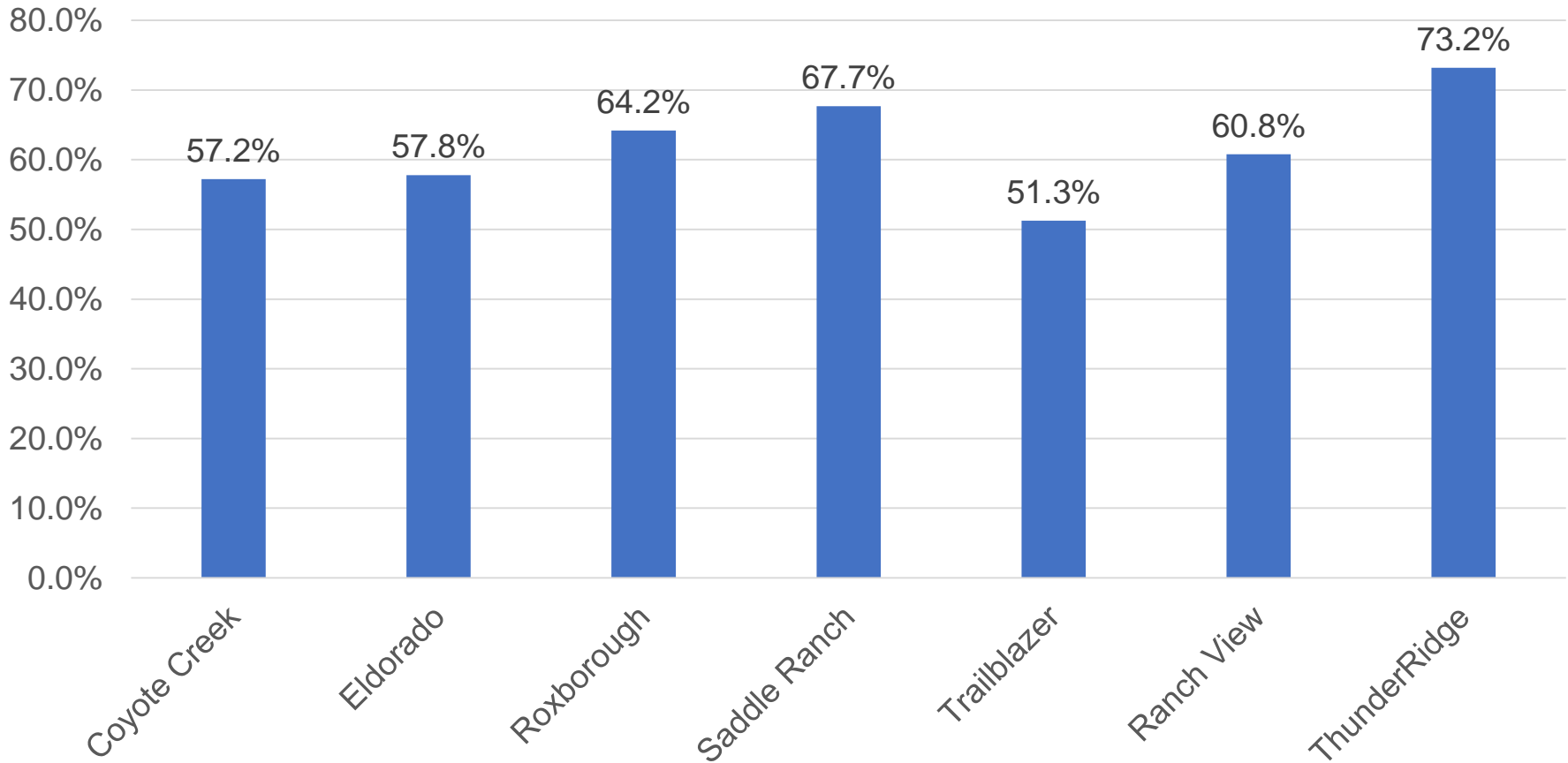
Subdivision	School	Miles	Minutes
Solstice #4 & #5	CCE	6.8	12
	RXI	5.4	9
Sterling Ranch #5 & #6	CCE	5.7	11
	RXI	5.9	10

Drive times are for private vehicles and do not reflect bus stop times.

Enrollment forecast assumes overflow boundary adjustments from the previous actions taken

Elementary Neighborhood School Attendance

ThunderRidge Schools - Neighborhood School Attendance - SY 21-22



School Enrollments from the Roxborough Attendance Area

Elementary School	Count	Percentage
Ben Franklin Academy	104	10%
Coyote Creek Elementary	27	3%
Roxborough Elementary	354	33%
Roxborough Intermediate	392	37%
STEM School Highlands Ranch	53	5%
Other	142	13%
Middle School	Count	Percentage
Ben Franklin Academy	132	10%
Mountain Ridge Middle School	96	8%
Platte River Academy Charter	41	3%
Ranch View Middle School	769	61%
SkyView Academy	39	3%
STEM School Highlands Ranch	107	8%
Other	81	6%
High School	Count	Percentage
eDCSD - Online Education	56	3%
Mountain Vista High School	265	12%
STEM School Highlands Ranch	119	5%
ThunderRidge High School	1615	73%
Other	151	7%

Long-, Medium- and Short-term Strategy

- *Short-term Strategic Horizon* – The period between now and when all seats in Roxborough Primary, Roxborough Intermediate and Coyote Creek Elementary become occupied by assigned or overflow growth.
 - *Strategy – the use of overflow boundaries to assign students to schools with room. There is currently space in the three schools that may last three years.*
- *Medium-term Strategic Horizon* – The period between the end of the short-term period and the time when a new school(s) can be provided in the area.
 - *Strategy –consideration of additional overflow locations once the current ones are filled.*
- *Long-term Strategic Horizon* – The time period between when new school(s) are open, provided and the community “builds-out”.
 - *Strategy – The next DCSD bond election that would include additional seats for the greater Solstice / Sterling Ranch area. There are further school needs beyond that timeframe*

Pending LRPC Issue – Area 9C

Potential Movement of Solstice Filings #4 & #5 from RXI and P to CCE

- **History** - During the 2019 - 20 SCBA boundary changes, Solstice Filings #1, 2 and 3 were moved to Coyote Creek Elementary School (CCE) (from their prior assignment at Roxborough).
- At that time, the newer Solstice Filings (#4 & 5) were not under construction.
- Prospective residents of Filings #4 & 5 have been referred to Coyote Creek ES. LRPC will research the proposed formalizing the assignment to CCE.

Pending LRPC Issue - Area 9D

Potential Movement of Sterling Ranch #5 & #6

- Since the 2020 SCBA boundary changes assigning Filing #4 of Sterling Ranch to Coyote Creek, activity has accelerated and Filing #5 and Filing #6 have activated.
- The primary east / west arterial street through the subdivision (Waterton Rd.) is nearing completion which makes transit to Roxborough schools more convenient.
- Research is to be conducted on the reassigning of Filings #5 & 6

LRPC Actions in the Coming Month

- 9C – Consider assignment of Solstice Filings #4 & #5 including stakeholder involvement
- 9D - Consider assignment of Sterling Ranch Filings #5 & #6 including stakeholder involvement
- Consider mid-term strategies including additional elementary overflow sites