



MEMORANDUM

To: Douglas County School District Board of Education

From: Shannon Bingham – School Capacity and Boundary Analysis Consultant

Date: 10/26/21

RE: School Capacity and Boundary Analysis (SCBA) Recommendations for Urgent Streamlined Limited Impacted Process (SLIP) Scenarios

Douglas County School District staff and the Long Range Planning Committee (LRPC) have proposed school boundary changes for four school attendance areas via its Streamlined Limited Impacted Process (SLIP). The areas affected include the following:

1. Anderson Road corridor south of Franktown (Scenario 62)
2. Macanta subdivision and Castle Park (Scenario 7D)
3. Sunstone Subdivision including portions of Terrain Filing 3 (Scenario 7C)
4. Montaine / Ridgetop / Hillside Subdivisions (Scenario 8D)

On April 6, 2021, the Board of Education approved a recommendation from the Long Range Planning Committee (LRPC) to create a streamlined process to address boundary anomalies and minor changes needed. On September 1, 2021, the LRPC and staff identified four (4) urgent and timely minor boundary scenarios for implementation as soon as possible. During this meeting, the LRPC also approved a process developed by staff to address minor boundary changes. This process, the Streamlined Limited Impact Process (SLIP) for boundary changes, applies to boundary situations involving geographic anomalies, changes involving 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 subdivision evaluated as part of this process are growing extremely fast with new families every month. This process involves staff coordinating all SLIP boundary recommendations with the LRPC and submission to the Board of Education for approval after stakeholder outreach is completed and feedback has been received from affected principals, families, and developers.

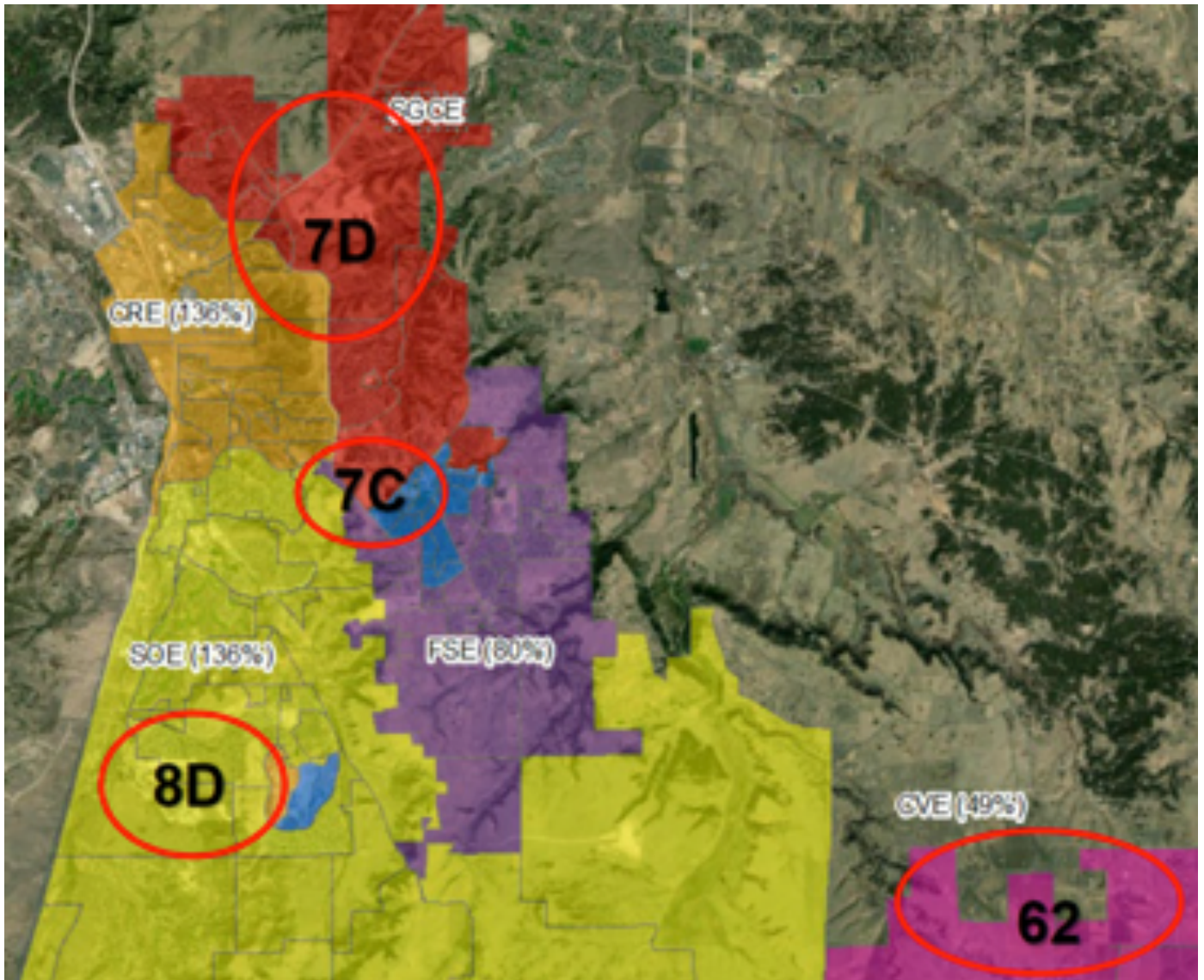
All four areas comply with the criteria defined in the SLIP process and are in the Douglas County High School Feeder. Two (2) scenarios involve a shift of the schools of assignment from the Douglas County High School feeder to the Ponderosa High School feeder. (Figure 1) The Macanta (7D) and Sunstone (7C) subdivisions are beginning a rapid construction phase that will push Sage Canyon Elementary (SGE) well past its capacity and create an untenable situation during the next five years. The Montaine (8D) subdivision will have the same effect on South Ridge Elementary (SOE). Without action via boundary changes, both SGE and SOE could reach beyond their capacity in five years.

SGE and SOE were identified in the 19-20 school year for changes via the SCBA process. This involved the partial deployment of the sixth (6) grade from both schools into Mesa Middle School. SOE was also affected by boundary changes due to growth in the Crystal Valley area. Growth in the feeder continues to stretch facilities and in lieu of building new schools or implementing 4-track, boundary changes in the area are needed.

The three changes proposed assign enrollment to adjacent schools with room and represent a responsible strategy for enrollment management until new schools may be constructed. The Macanta subdivision change also includes a feeder system effect whereby the elementary, middle, and high school assignments change. This fact has been the most significant element of concern in the proposed changes.

The boundary between Franktown Elementary and Cherry Valley Elementary (62) is jagged and creates a boundary that no longer works based on the subdivision of lots and growth. The proposal creates a clean line along Anderson Road and addresses the desires of homeowners.

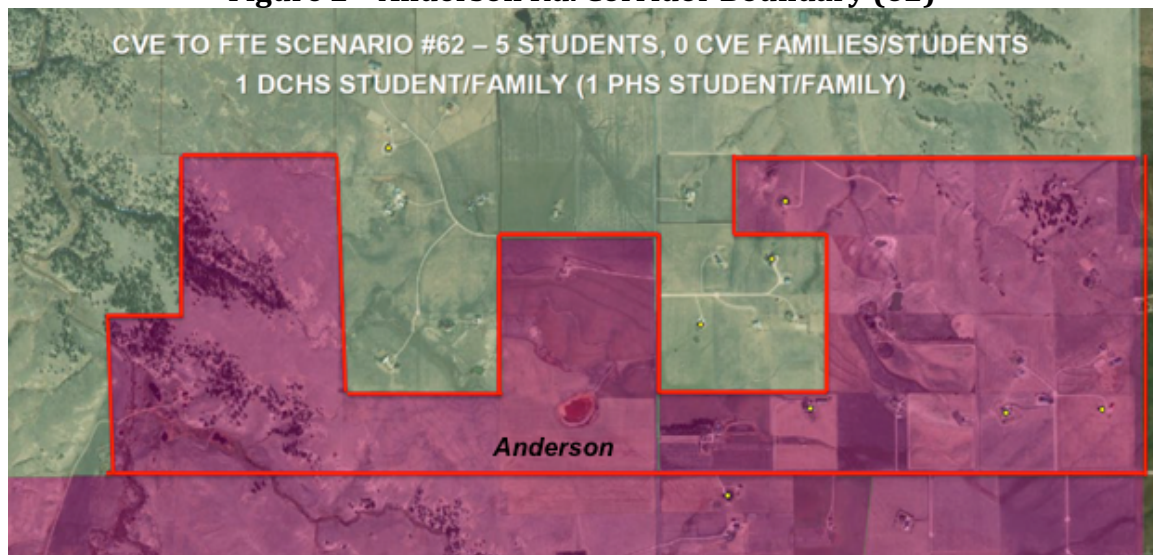
Figure 1 - Proposed SLIP Boundary Changes in DCHS Feeder - Fall 2021



Anderson Rd. Corridor Changes (62) – Local residents have proposed a change in the jagged boundary between Franktown Elementary and Cherry Valley Elementary. The change would affect one (1) family with one (1) high school student as noted in Figure 2 and has a nominal effect on the enrollments of the two schools affected. The other students residing in this area either already attend Franktown Elementary or are opened enrolled at other schools.

Residents were notified via priority mail of the proposed change and no opposition was noted. The revised boundary would be a straight, east-west line along Anderson Rd. and the scale and long-term enrollment of both Franktown and Cherry Valley elementary schools will be unaffected since these are agricultural lots. Potential budget impacts for the next school year are PHS (+\$4.4K) and DCHS (-\$4.2K).

Figure 2 – Anderson Rd. Corridor Boundary (62)



Macanta Subdivision and Castle Park (7D)– The Macanta subdivision occupies the northeastern portion of the Sage Canyon Elementary attendance area and is adjacent to the area that was transferred to Northeast and Mountain View Elementaries during the prior boundary change cycle in the 2019-20 School Year. The transfer of elementary assignment from Sage Canyon Elementary to Legacy Point Elementary partially addresses the need to control growth in Sage Canyon and continues the trend of trimming the SGE boundary to the north. With an enrollment hovering around 300, Legacy Point can easily accommodate the growth produced by Macanta during the next five years. The builders affected include Toll Brothers, Lennar, David Weekley, and Taylor Morrison.

The change in driving distance and time is relatively nominal as shown in Figure 4. The change in secondary schools of attendance from Mesa Middle School / Douglas County High School to Sagewood Middle School / Ponderosa High School have been of concern to the builders given the further distance to those secondary schools. There are eight (8) families affected by this change. Transportation would need to allocate a new route out of the Parker Terminal instead of the Castle Rock Terminal. Currently there are no routes assigned in this area.

Potential budget impacts are LPE (+\$26K), SGMS (+\$4K), PHS(+\$9K), SGE(-\$25K), MMS(-\$4K), DCHS(-\$8K). The main difference between funding increases/decreases is because LPE and PHS are considered small schools, thus additional funding is allocated per pupil.

Figure 3 – Proposed Macanta Subdivision Boundary Change (7D)

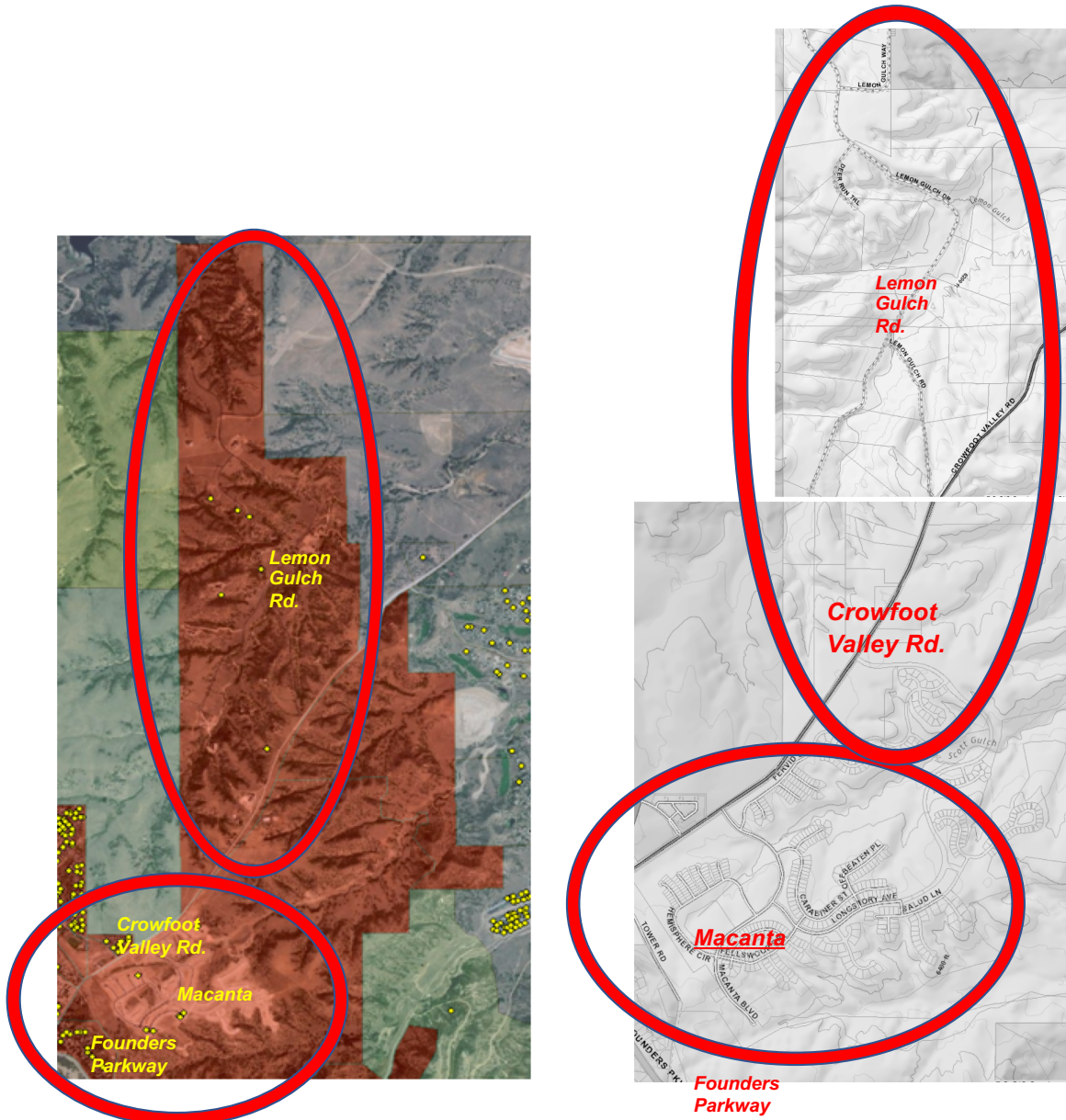


Figure 4 – Macanta Drive Times and Distances to Affected Schools

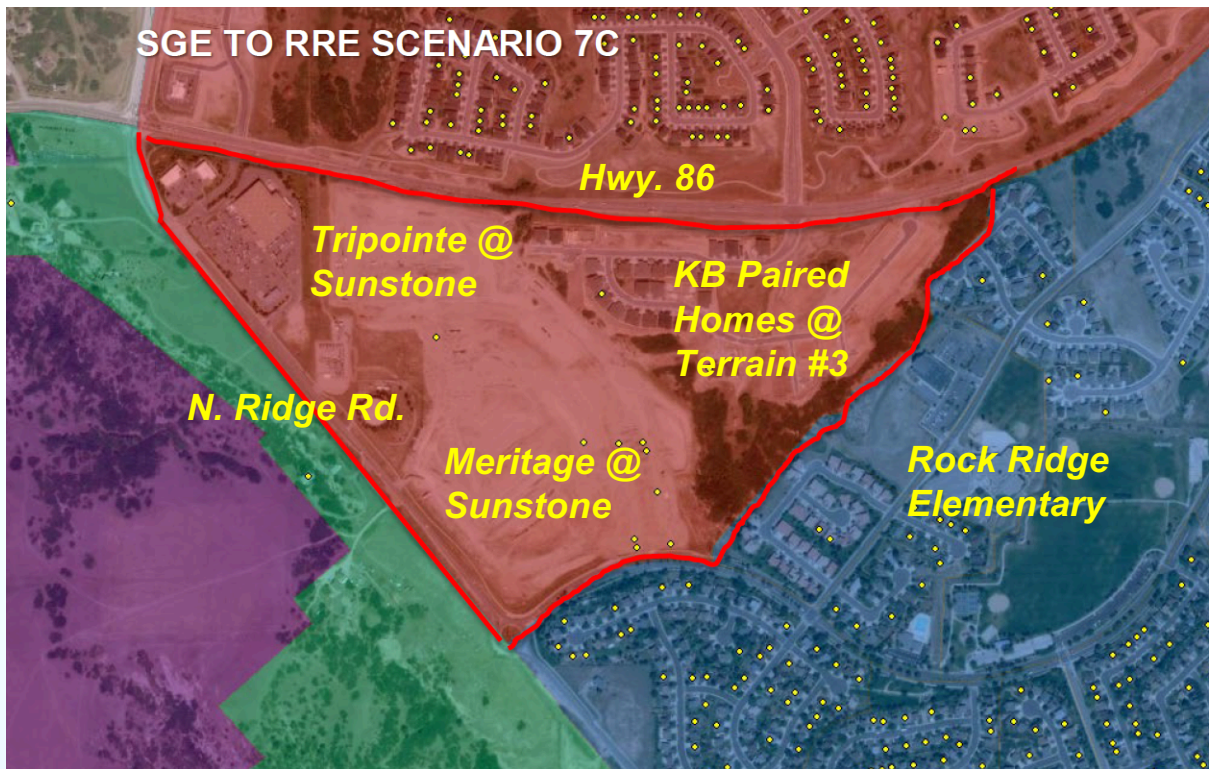
Area	School	Boundary	Minutes Drive	Mileage
Macanta	Sage Canyon ES	Existing	7	3.6
Macanta	Legacy Point ES	Proposed	11	6.9
Macanta	Mesa MS	Existing	14	7.4
Macanta	Sagewood MS	Proposed	13	7.5
Macanta	DCHS	Existing	8	3.3
Macanta	Ponderosa HS	Proposed	12	6.5

Sunstone / Terrain #3 Subdivision (7C)– The Sunstone and Terrain Filing 3 Subdivisions Meritage occupy the southwestern portion of the Sage Canyon Elementary attendance area and are separated from the rest of the neighborhood by Hwy. 86. These subdivisions are almost adjacent to Rock Ridge Elementary, which can accommodate the enrollment during the next five years. RRE is significantly closer to the neighborhood. This change was initiated by the two elementary school principals.

The builders affected include Tripointe (Paired units), Meritage and KB Homes. Only the Meritage single family units are expected to generate many students. The boundary change from Sage Canyon Elementary to Rock Ridge Elementary would significantly benefit both schools with minimal disruption given the low number of existing students and secondary school assignments remaining unchanged.

There are seven (7) families at the Elementary School affected. The potential budget impacts for next year are RRE (+\$25K), SGE (-\$25).

Figure 5- Proposed Sunstone / Terrain #3 Subdivision Boundary Change (7C)



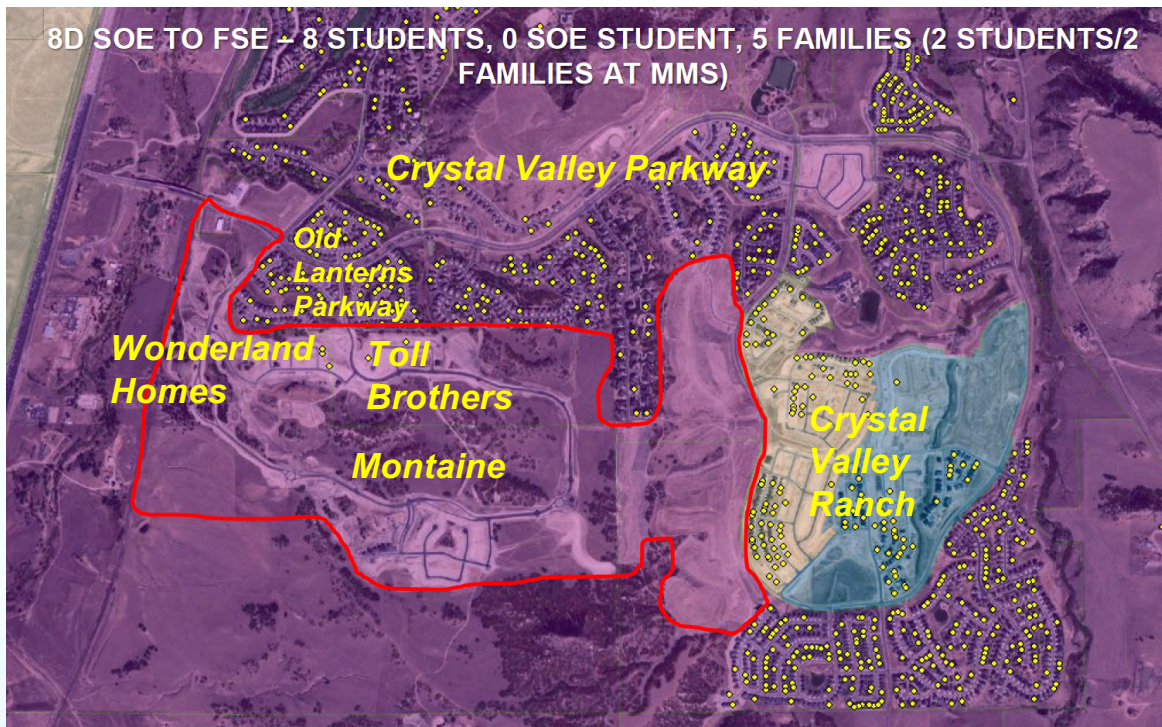
Potential Changes in Driving Distance / Time

Area	School	Boundary	Minutes Drive	Mileage
7C	Sage Canyon ES	Existing	6	2.2
7C	Rock Ridge ES	Proposed	3	1

Montaine / Crystal Valley Filing 13 (Ridgetop and Hillside) Subdivisions (8D)– These subdivisions represent the southern edge of the South Ridge Elementary attendance area and are proposed for movement to Flagstone Elementary. The Montaine subdivision is developing rapidly, but has only eight (8) students with five (5) families currently enrolled. None of these students attend SOE. There is little available space remaining in SOE for the enrollment that will be generated by this subdivision, and FSE has adequate space to accommodate them.

Montaine will produce 664 homes in one subdivision (restricted to ages 55 and over) and 536 homes in another subdivision (all ages). Ridgetop and Hillside have yet to develop and could be transferred now with no disruption. Driving distances and times would increase slightly. No changes to secondary school assignments would be made. No budget impacts are identified for this scenario because of the absence of any SOE students.

Figure 6 - Montaine / Crystal Valley Filing 13 (Ridgetop and Hillside) Boundary Change (8D)



Potential Changes in Driving Distance / Time

Area	School	Boundary	Minutes Drive	Mileage
Montaine	South Ridge ES	Existing	11	4.9
Montaine	Flagstone ES	Proposed	15	7.4

Outreach- A thorough outreach effort was conducted for the four areas of potential change. The individual property owners in the Anderson Rd. corridor were notified via priority mail. All real estate sales offices were provided with hand-delivered letters notifying them of the potential changes. Two Zoom Teleconferences were held on October 12th and 13th for the Anderson Rd. residents, and all builders, developers and sales agents. All families with students attending a DCSD school were personally phoned by Derek Stertz, DCSD Planning Manager, during the week of October 12th to obtain feedback.

All residential home sales offices received a package with a one page summary of information for their customers which were hand delivered on October 15th. The District's School Capacity and Boundary Analysis web page comment sheet was activated and allowed property owners to comment on these potential changes. Access to the comment sheet was publicized and provided via the information summary distributed to the sales offices. Towns and County staff were also notified of this potential change.

Response From Education Leadership – Teleconferences with the principals and school leadership affected by the boundary changes were conducted prior to the outreach and in accordance with the SLIP process steps. Response to the changes was generally focused on budgetary impacts. The elementary schools, which would lose enrollment, noted the negative impacts of that action on operations as capacity is approached. There was general acknowledgement that a return to a crisis state at Sage Canyon Elementary and South Ridge Elementary would be negative and that the growth expected during the next five years is tangible.

The Macanta change which would affect enrollment at Douglas County High School was also observed to potentially have a negative budgetary effect as enrollment would be transferred to Ponderosa High School. Leaders in the Cherry Valley Elementary area wanted to make sure that messaging around this change would include reassurance that Cherry Valley is not being considered for a school closure. There are no current plans or SCBA scenarios that acknowledge a school closure for Cherry Valley.

Response from Builders and Developers – The sales teams at all subdivisions were extremely supportive of the district's efforts to be proactive given the sales and housing growth which has been manifested since February. The Macanta team was concerned about the assignment of their subdivision from Castle Rock to Parker since much of their marketing efforts note the Castle Rock identity of their neighborhood. The secondary transfer to the Ponderosa feeder was also of concern, but several agents noted the general knowledge of open enrollment options among the parent community and saw few unsolvable challenges.

The Tripointe and KB Home teams see Rock Ridge as the closer school and saw the advantages of creating an intact neighborhood by attending school closer to home. The Montaine subdivision sales teams see students following many options to choose locations or charter schools and felt the change to FSE would have little impact on their neighborhood.

Response from Individual Families with Children Already Attending School – The parents of fifty (50) individual students already residing in the new proposed areas or residing in the Anderson Rd. corridor were identified and contacted via telephone or certified mail. These families have students at various grades and locations including charter schools, and open enrolled secondary and primary students. Of the families that were reached, the majority noted no impact or concern.

Six (6) identified a concern with transportation mostly in the event that they would need to open enroll into their current school and would no longer have bus transportation. Two (2) parents were concerned with the mid-year change with children who were already in school. Many students in these areas were enrolled in charter schools and noted no impact.

Findings / Recommendations – The Anderson Rd. Corridor has been a request from parents for several years and the need to make this change via the SLIP process seems clear. The need to implement the three other boundary changes for the growing subdivisions via the SLIP process also seems clear.

The expected impacts on Sage Canyon Elementary and South Ridge Elementary are tangible given the rapid new home construction in the three areas identified. The district has an opportunity to make this change prior to significant occupancy of these subdivisions. The concerns of eight (8) families can be addressed administratively, and any budgetary impacts on the schools losing enrollment will be moderated in the next 36 months as residential growth backfills the enrollment lost to these proposed boundary changes.

The secondary school assignment changes that concern those exploring the Macanta change can be addressed via open enrollment. Enrollment in the secondary system in both the Ponderosa High School and Douglas County High School feeders are promising based on the potential in the next couple of years for continued new housing construction. Accordingly, all four boundary changes are recommended.