

Staff Recommendation for Lemman Academy Replication Site



Learn Today, Lead Tomorrow

Fall 2022



1 Charter Application Review Team Assembled

Subcommittee Members of FOC, DAC, LRPC, DCSD Staff, DCSD Charter School Staff, Independent Outside Reviewer compiled by Choice Programming Office

All members of the CART submit questions on the application in their area of focus/expertise using CHARTER TOOLS software. Staff compiles a list of questions for each applicant for use during the Capacity Interview

All members of the CART participate in the Capacity Interview for each applicant *Members of DAC, FOC, and LRPC provide additional questions to Choice Programming which are compiled and sent to the DCSD BOE for use in the Public Hearing

2 CARTeam Reviews Applications

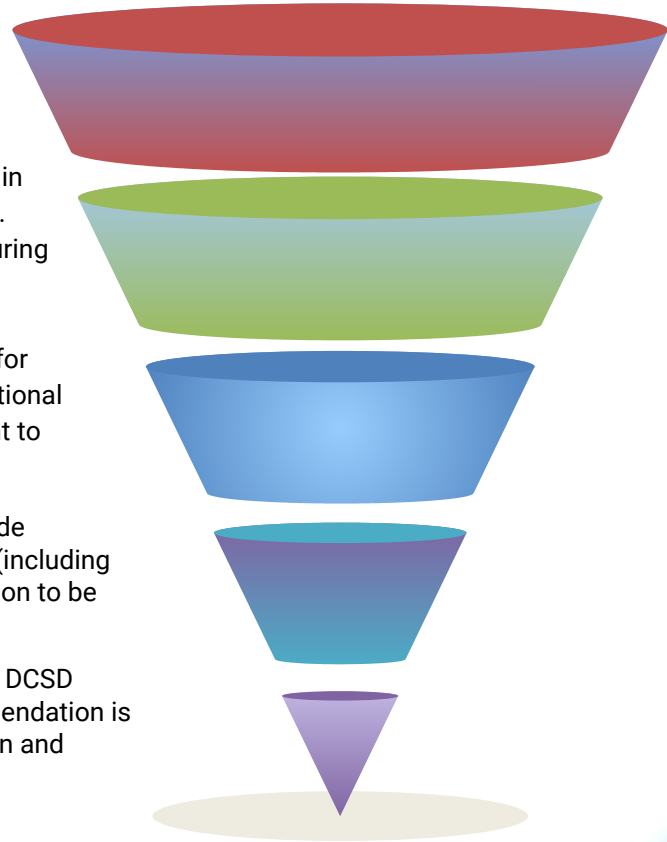
Members of DCSD Staff, DCSD Charter School Staff, and Outside Reviewer discuss all comments and questions from full CART (including info from DAC, FOC, and LRPC) to create a staff recommendation to be shared with DCSD Cabinet

3 Applicant Interviews

Choice Programming Office presents staff recommendation to DCSD Cabinet. After review and evaluation, final DCSD Staff Recommendation is provided to the DCSD Board of Education for their consideration and ultimate decision

4 CARTeam Final Work Session - Staff Recommendation

5 Recommendations to Cabinet and BOE



Choice Programming in DCSD

- Information on the Charter Application process is located on [DCSD Choice Programming Page](#)
 - [Application information](#) is available on Choice Website
 - All applicants are encouraged to work with [League of Charters](#)
- Identification of available land was done in collaboration with Planning department and LRPC

Purpose

- The Replication Application for Lemman Academy was approved by the BOE with a 6-1 vote on June 21, 2022
- DCSD and Lemman Academy have explored a mutually beneficial partnership that is unique and innovative
- Tonight's staff recommendation is to partner with Lemman Academy to
 - Provide additional capacity for special education service needs in the Parker/Castle Rock Regions
 - Address long-term capacity issues identified in the MCP
 - Provide DCSD Land in exchange for the above

Leman Academy of Excellence

- Leman Academy of Excellence (LAE) has agreed to partner with DCSD to provide center-based programming in the new replication site
- LAE will incur all capital costs associated with creating 2 center-based classrooms on the new campus. LAE and DCSD will jointly agree to staffing of these classrooms and offer center-based programming that meets the needs of the District
 - DCSD Staff recommends a “net zero” cost to LAE for staffing
- LAE will add additional weighting in their lottery system in alignment with [HB22-1294](#) to provide enrollment preference for students with special education needs
- LAE has agreed to use a “weighting system” for student enrollment for Fall of 2024 opening that aligns to the needs of DCSD regarding school capacity. This system will be adjusted annually.

DCSD Long Range Planning Committee Recommendation

- On August 3, 2022, the DCSD LRPC voted on the following:
 - The LRPC recommends that the Board of Education approve the request of Lemman Academy of Cobblestone Ranch land site. **Failed 5-7**
 - The LRPC recommends that the Board of Education approve the request by Lemman Academy for District Land, in accordance with their proposal, and in accordance with the capacity needs of the district. **Passed 10-1**
- Lemman's Replication application targeted the Crowfoot Valley Corridor, and set an opening date of Fall 2024

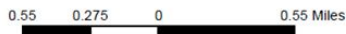
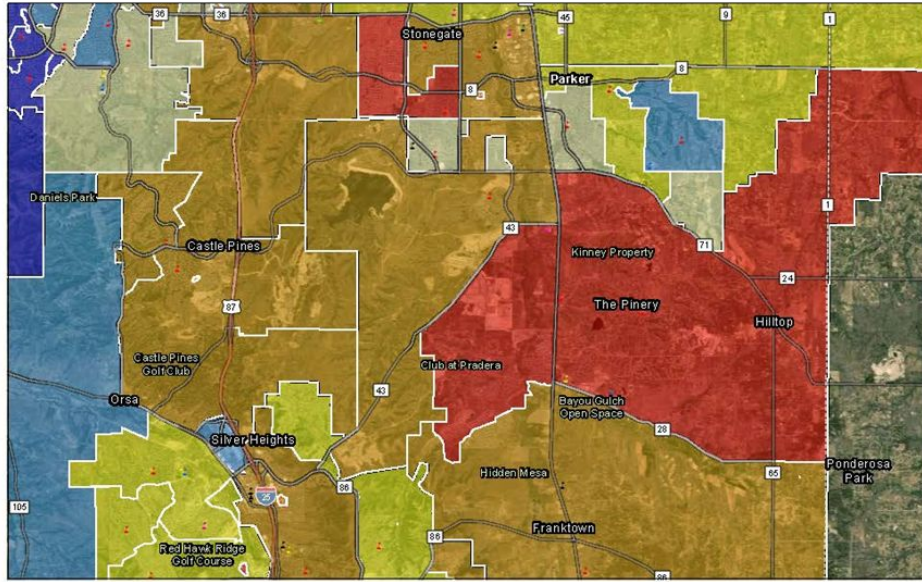
Leman Academy of Excellence

- Leman Academy of Excellence has worked collaboratively with DCSD Planning and Choice Departments to identify 3 parcels of land for a replication site
- Multiple sites were mutually explored, and the list has been narrowed based on capacity projections, the DCSD Master Capital Plan, access to transportation, and the area defined on the charter application

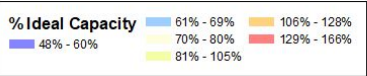
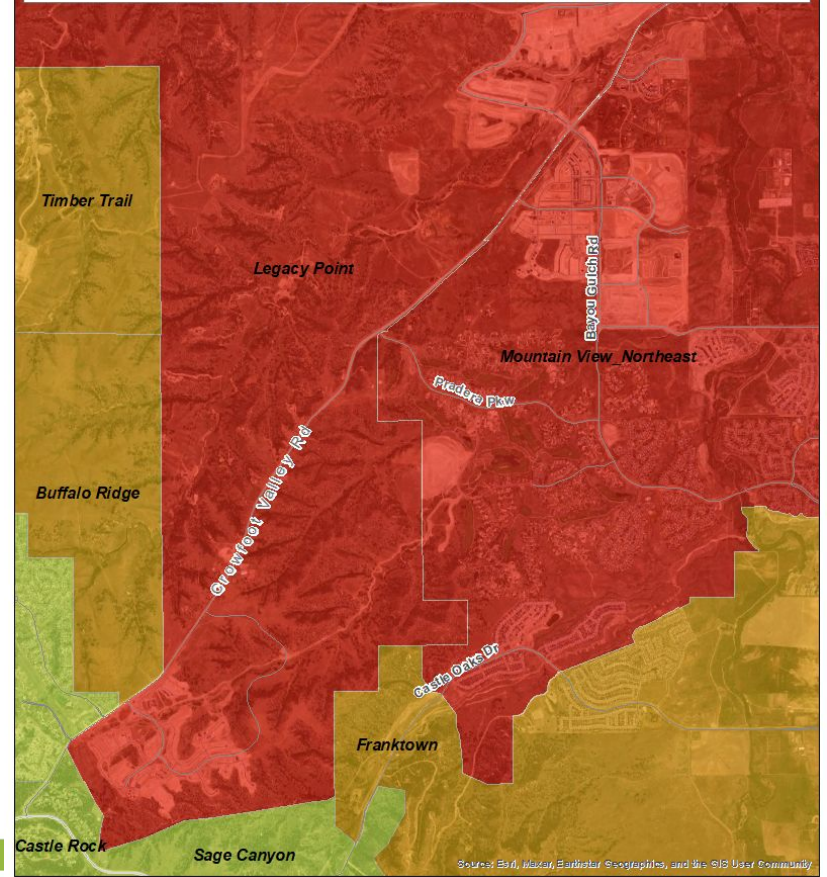
Leman Academy of Excellence - Projections

Year	Grades Served	Students
2024-25	PK-5	483-567
2025-26	PK-6	598-702
2026-27	PK-7	713-837
2027-28	PK-8	851-999

2027 Projected Neighborhood ES Capacity



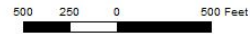
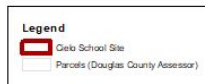
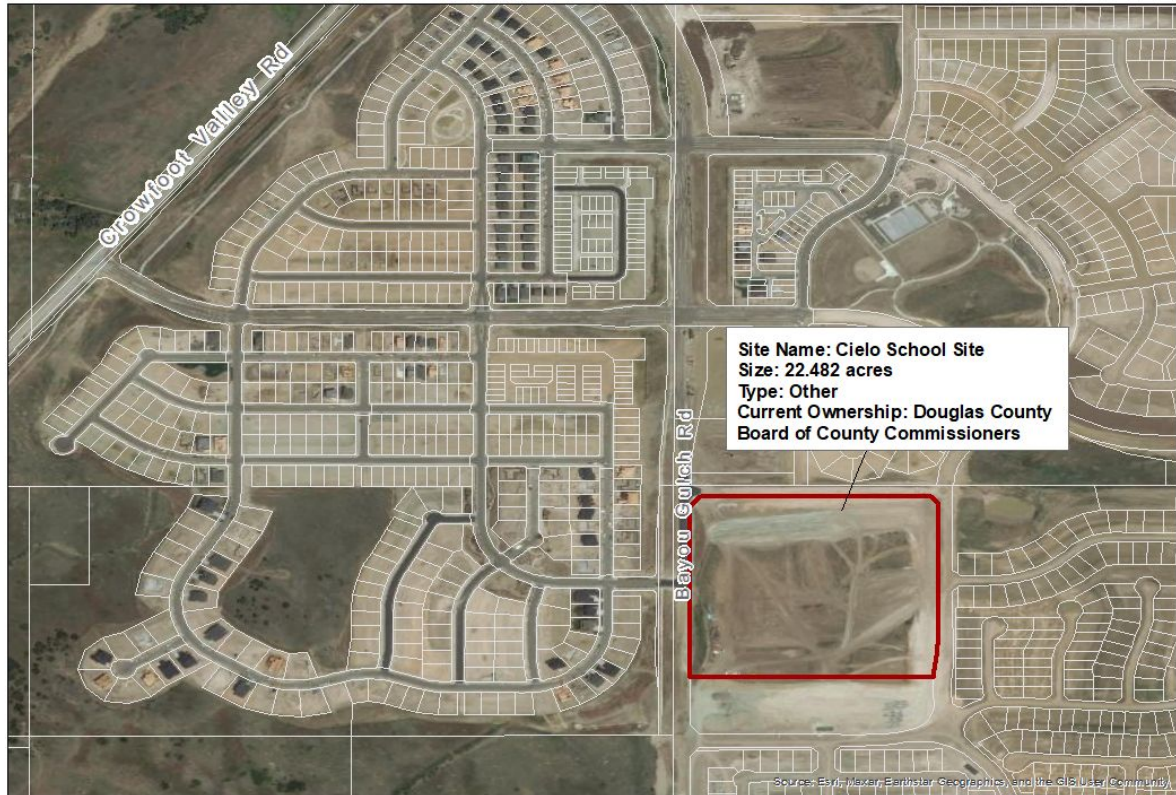
2027 Projected Neighborhood Elementary School Capacities Crowfoot Valley Rd Area of Interest



Source: Esd, Maxar, Earthstar Geographics, and the SIS User Community



Cielo



Cielo

DCSD

Aligns with the target area of the replication application

DCSD

Meets the capacity needs of the District

DCSD

Extremely large site (22.48 acres) which could accommodate Lemman Academy and preserve for future District needs

DCSD

Northern location helps meet the needs of future student demands from housing development (low build-out)

Leman Academy

Aligns with the target area of the replication application

Leman Academy

Adequate staging area for cars during pick up and drop off. Ingress and Egress on three streets

Leman Academy

Property can be split to allow for Pre-K, SPED Rooms, and soccer field (11 acres requested)

Leman Academy

Road system to property provides easiest access to all of Crowfoot Valley Corridor

Staff Recommendation

Staff recommends leasing the Cielo site (11 of 22.48 acres) to Leman Academy, while the District retains the remaining 11.48 acres for future use

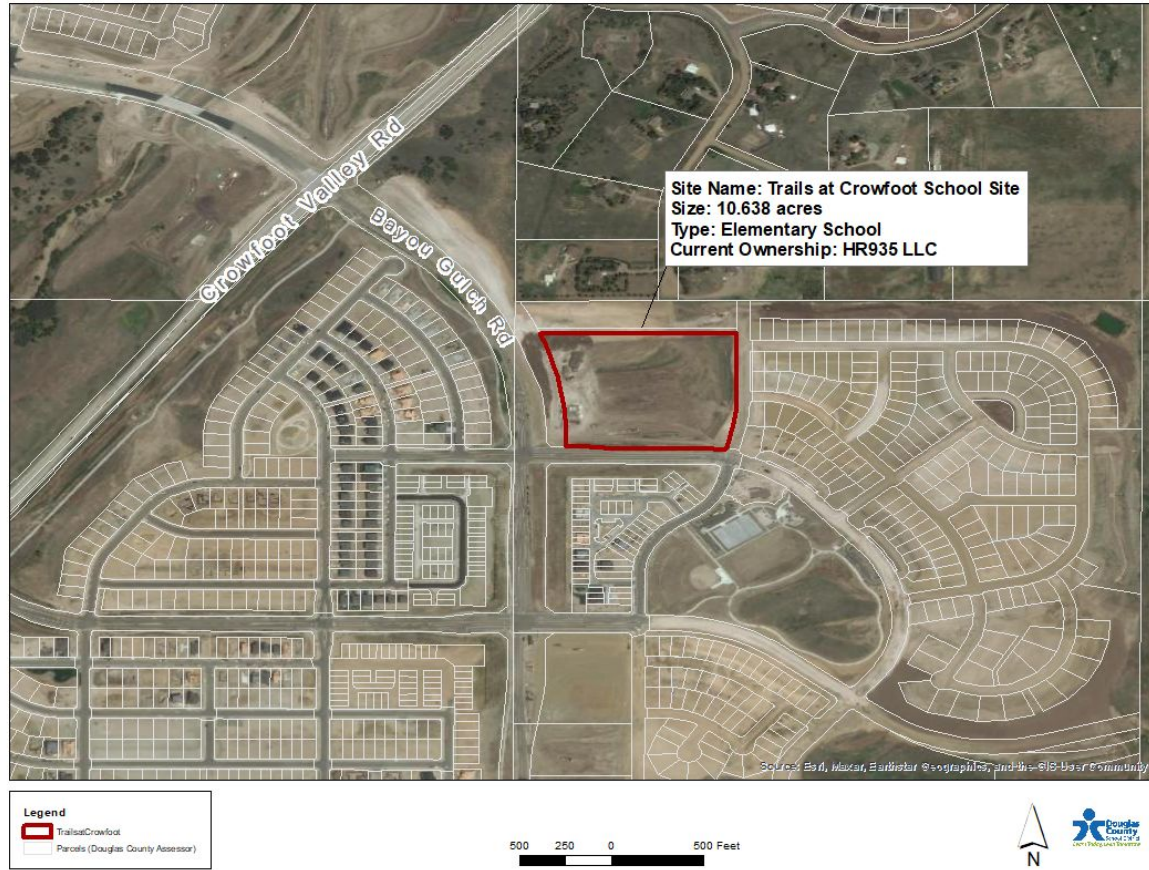
Thank You

Questions and Discussion

APPENDIX

Other Sites Considered

Trails at Crowfoot



Trails at Crowfoot

DCSD

Aligns with the target area of the replication application

DCSD

Meets the capacity needs of the District

DCSD

Northern location helps meet the needs of future student demands from housing development (low build-out)

DCSD

Retaining this site allows for a future neighborhood school to be built in this area

Leman Academy

Aligns with the target area of the replication application

Leman Academy

Property size (10.6 acres) requires that a three story building be designed

Leman Academy

Concerns with traffic access and flow from the main road for Charter School families. Traffic at drop off and pick up will be impacted

Leman Academy

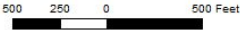
Property has very steep slopes which make ingress and egress difficult for on-site stacking

Cobblestone Ranch



Legend

-  Cobblestone Ranch
-  Parcels (Douglas County Assessor)



Cobblestone Ranch

DCSD

Supports a portion of the target area of the replication application

DCSD

Meets the capacity needs of the District

DCSD

Neighborhood surrounding this location is almost fully built-out

DCSD

More southern location does not provide as much relief to impacted schools identified in MCP

Leman Academy

Aligns with the target area of the replication application

Leman Academy

Property size (11.21 acres) allows for Pre-K, SPED rooms and a Soccer Field

Leman Academy

Adequate area to stage cars during pick up and drop off

Leman Academy

Castle Oaks Drive is the only access point from Parker Road - There is a signal light