



## Long Range Planning Committee

November 6th, 2024

Meeting: 6:00 pm - 8:00 pm

## REMOTE MEETING

Google Meet joining info

Video call link: <https://meet.google.com/niu-ztjw-gno>

Or dial: (US) +1 304-503-3518 PIN: 478 829 661#

More phone numbers: <https://tel.meet/niu-ztjw-gno?pin=7159866872512>

## Agenda

| Time | Topic                                                                                                                                                                                                                                               | Facilitator                 |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 6:00 | <b>Meeting Logistics (15 min)</b> <ul style="list-style-type: none"> <li>Roll call/Confirm quorum</li> <li>October meeting minutes</li> <li>October Meeting Updates-Land Inventory</li> <li>Welcome to Visitors and Public Participation</li> </ul> | Michael Kemp                |
| 6:15 | <b>2024 Bond-New School Sites (15 min presentation, 15 min discussion, Q&amp;A)</b> <ul style="list-style-type: none"> <li>Staff presentation/update</li> <li>Committee recommendation vote</li> </ul>                                              | DCSD Planning Staff         |
| 6:45 | <b>SCBA (10 min presentation, 15 min discussion)</b> <ul style="list-style-type: none"> <li>Staff presentation</li> </ul>                                                                                                                           | DCSD Planning Staff         |
| 7:00 | <b>Growth and Decline (10 min presentation)</b> <ul style="list-style-type: none"> <li>LRPC Liaison update</li> </ul>                                                                                                                               | LRPC Committee Liaison      |
| 7:10 | <b>Membership (10 min)</b>                                                                                                                                                                                                                          | Membership Subcommittee     |
| 7:20 | <b>Board of Education Liaison Update (20 min)</b> <ul style="list-style-type: none"> <li>Bylaws update</li> </ul>                                                                                                                                   | Board of Education Liaisons |
| 7:40 | <b>Other</b>                                                                                                                                                                                                                                        | Michael Kemp                |
| 8:00 | <b>Adjournment</b>                                                                                                                                                                                                                                  | Michael Kemp                |

# 2024 Bond

## New School Sites

### Staff Recommended Sites for Construction

Long Range Planning Committee  
November 6th, 2024

# Agenda

- 2024 Bond Plan-New Construction
  - Staff Recommended Sites
    - Neighborhood Elementary School Site for Sterling Ranch/Solstice
    - Neighborhood Elementary School Site for RidgeGate
    - Next Steps
    - LRPC Recommendation

# 2024 Bond Plan

## New Construction

### Neighborhood School Construction

New neighborhood elementary schools and an expansion to one existing middle school are needed to accommodate growth.

|                                                            |               |
|------------------------------------------------------------|---------------|
| Neighborhood Elementary School for Sterling Ranch/Solstice | \$60M         |
| Neighborhood Elementary School for RidgeGate               | \$60M         |
| Sierra Middle School Expansion                             | \$30M         |
| <b>Total Neighborhood School Construction</b>              | <b>\$150M</b> |

# Neighborhood ES School for Sterling Ranch

- The DCSD PK-6th grade student population residing in the Sterling Ranch and Solstice developments has been increasing by over 100 additional DCSD students per year.\*
- As of September 2024, 737 DCSD PK-6th students reside in these two developments
- On average, nearly 500 homes are being completed per year in the Sterling Ranch development. On average, approximately 140 homes are being completed per year in the Solstice development.\*
- Solstice is approximately 55% built out and Sterling Ranch is approximately 25% built out\*\*
- DCSD's most current enrollment projections and school capacity model anticipate:
  - Coyote Creek ES facility will be at 122% capacity in the next school year and at about 160% capacity 5 years from now
  - Roxborough Primary and Intermediate facilities will be at 110% and 108% capacity 5 years from now
  - Trailblazer ES facility will be at 97% capacity (11 available seats) 5 years from now

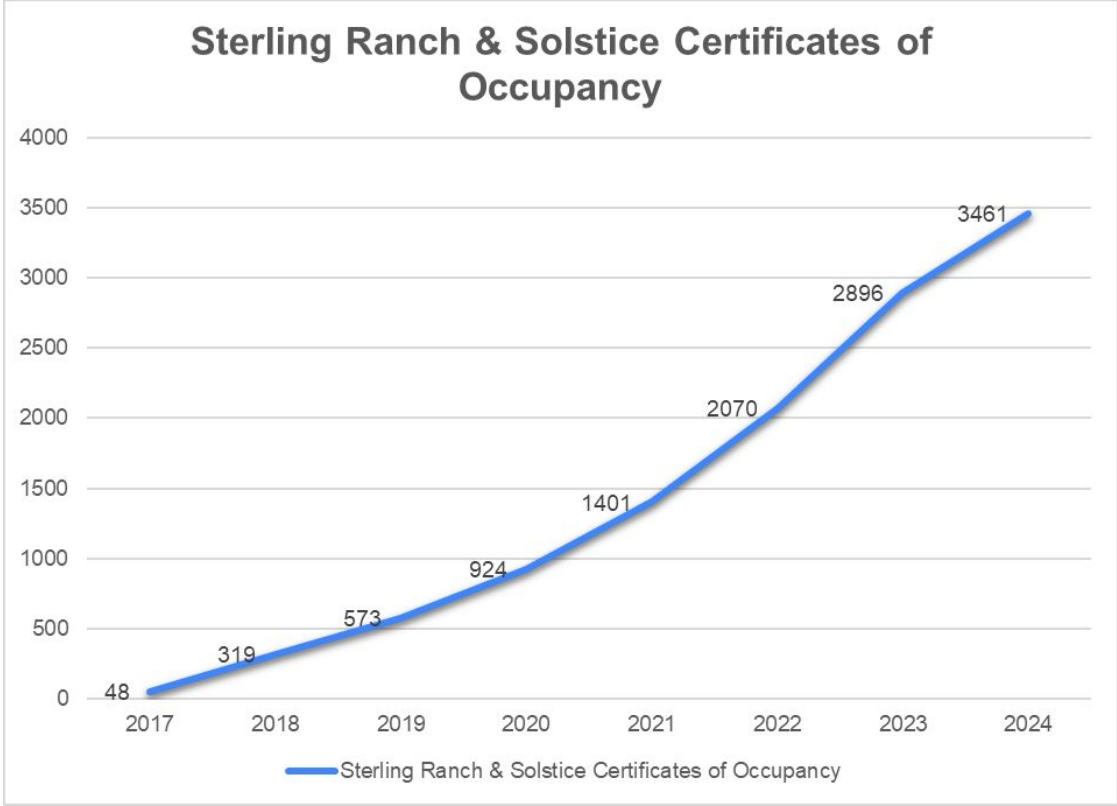
*\*Totals determined for years 2021-current*

*\*\*Build out percentages determined by the number of completed homes (indicated by the number of issued certificates of occupancy) divided by the maximum number of dwelling units allowed in the planned development*

# Neighborhood ES School for Sterling Ranch/Solstice

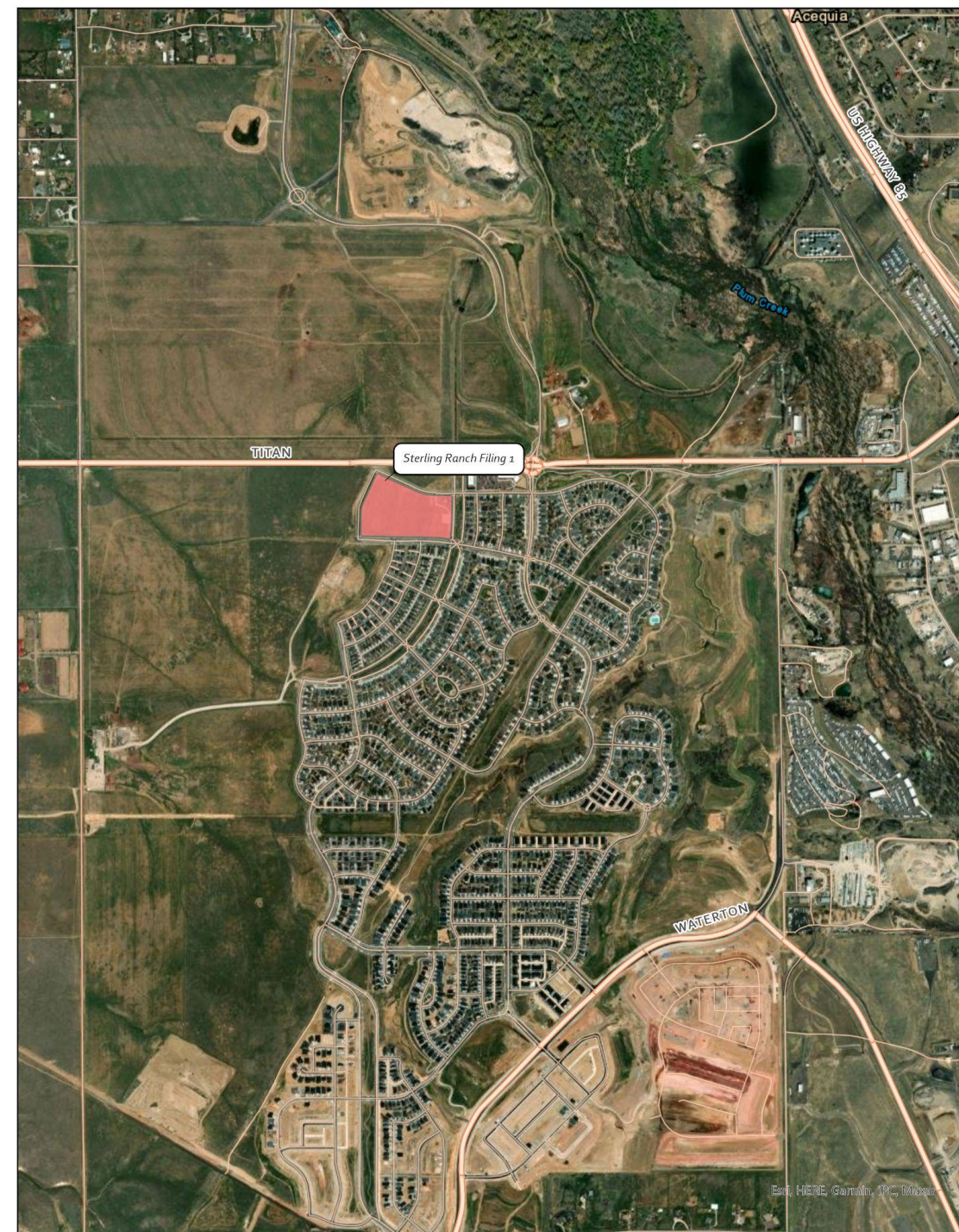
| Year    | PK-6th Total | Total Increase | Percent Increase |
|---------|--------------|----------------|------------------|
| 2019    | 112          |                |                  |
| 2020    | 176          | 64             | 57%              |
| 2021    | 312          | 136            | 77%              |
| 2022    | 407          | 95             | 30%              |
| 2023    | 589          | 182            | 45%              |
| 2024    | 737          | 148            | 25%              |
| Average |              | 125            | 47%              |

Figure 1.) DCSD PK-6th grade students residing in Sterling Ranch and Solstice developments per year



# Neighborhood ES School for Sterling Ranch/Solstice

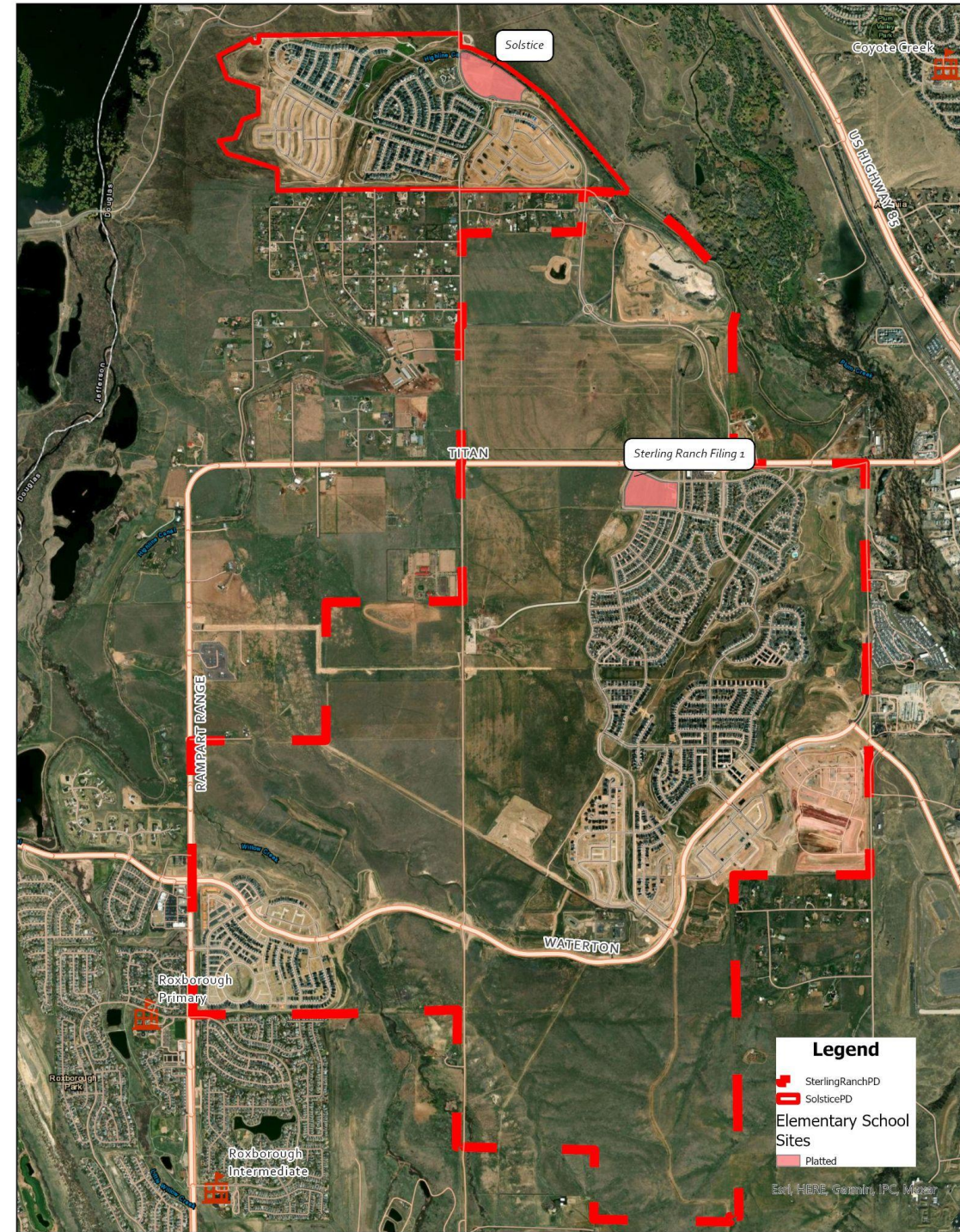
- Sterling Ranch Filing 1, Tract P
- 12.512 acres
- Owned by Douglas County  
(Board of County  
Commissioners)
- Located southwest of  
intersection of Titan Road and  
Taylor River Circle



# Neighborhoods and Schools for Sterling Ranch/Solstice

## Available Sites

- Sterling Ranch Filing 1, Tract P
- Solstice Filing 1, Tract K
  - 15.98 acres
  - Owned by Shea Homes
    - Conveyance required upon 500th CO issued in PD
  - Located north of the intersection of Roxborough Park Road and Chatfield Park Road, west and south of the Highline Canal Trail



# Neighborhood ES School for Sterling Ranch/Solstice

## Criteria for Staff Recommendation

- **Site Availability**
  - Local land use authority approvals, conveyance, public improvements, public land dedication site improvements
- **Central to population that will be served**
  - Total dwelling units and estimated student generation of development, location within the planned development
- **Walkability**
  - Available safe routes, walk radius findings
- **Site Access and Traffic Management**
  - Two points of access, public road frontage on 2-3 sides of street, traffic impact and level of service
- **Land Use Compatibility**
  - Compatibility of adjacent uses, potential for conflict
- **Construction Suitability**
  - Size, topography, drainage, detention requirements, easements/encumbrances, utility ease and availability, soil and geological conditions, exceptions to title

# Neighborhood ES School for Sterling Ranch/Solstice

The Sterling Ranch Filing 1, Tract P site:

- Is more central to the population to be served
  - Solstice: 1,100 DUs
  - Sterling Ranch: 12,050 DUs
- Has a 1 mile walk zone that will “capture” more students than the Solstice site
- Ideally located for optimum vehicular access and traffic management

| Criteria                        | Sterling Ranch<br>F1 Tract P | Solstice F1<br>Tract K |
|---------------------------------|------------------------------|------------------------|
| Availability                    | =                            | =                      |
| Centrality                      | +                            | -                      |
| Walkability                     | +                            | -                      |
| Vehicular Access &<br>Traffic   | +                            | -                      |
| Land Use Compatibility          | =                            | =                      |
| Suitability for<br>Construction | =                            | =                      |

# Neighborhood ES School for Ridgeway

- Ridgeway West (west of I-25) almost completely built out with an estimated ~5,000 residents and Ridgeway East (east of I-25) is under development with an eventual estimated total of ~8,000 additional homes and an additional 25,000 residents
- Estimated near complete build out of Ridgeway East within the next ~10 years\* with an estimated 1,500-2,000 units to be completed by a 2027 new school opening date
- Estimated 400-500 PK-5 students to be generated with the completion of these 1,500-2,000 units (not including potential enrollment from existing over capacity schools)
- DCSD's most current enrollment projections anticipate:
  - Eagle Ridge ES facility will be at 116% capacity in the next 5 years

*\*Except the full build out of [Lone Tree City Center](#) which is approximately 2,500 dwelling units anticipated to be completed by 2041*

# Neighborhood ES School for Ridgeway

- Ridgeway SW Village Filing 2, Tract X
- 8 acres
  - Co-located with joint use neighborhood park-Bebop Park
- Owned by Ridgeway Investments LLC
- Located southeast of I-25 and Ridgeway Parkway. Southwest of Lyric Street and Gable Lane



# Neighborhood ES School for Ridgeway

## Available Sites

- Ridgeway SW Village Filing 2 Tract X



# Neighborhood ES School for Ridgeway

## Criteria for Staff Recommendation

- **Site Availability**
  - Local land use authority approvals, conveyance, public improvements, public land dedication site improvements
- **Central to population that will be served**
  - Total dwelling units and estimated student generation of development, location within the planned development
- **Walkability**
  - Available safe routes, walk radius findings
- **Site Access and Traffic Management**
  - Two points of access, public road frontage on 2-3 sides of street, traffic impact and level of service
- **Land Use Compatibility**
  - Compatibility of adjacent uses, potential for conflict
- **Construction Suitability**
  - Size, topography, drainage, detention requirements, easements/encumbrances, utility ease and availability, soil and geological conditions, exceptions to title

# Neighborhood ES School for Ridgeway

## The Ridgeway SW Village Filing 2 site:

- Available for conveyance to DCSD
- Central to the population which it will serve
- Accessible and well connected for pedestrians and cyclists
- Ideally located for vehicular access and traffic management (to site and from a traffic management perspective)
- Compatible adjacent land uses, separated by ROW
- Confirmed suitable for development
- Cost benefit of joint school/park facilities

| Criteria                     | Ridgeway F2 Tract X |
|------------------------------|---------------------|
| Availability                 | +                   |
| Centrality                   | +                   |
| Walkability                  | +                   |
| Vehicular Access & Traffic   | +                   |
| Land Use Compatibility       | +                   |
| Suitability for Construction | +                   |

# New Construction

## Site Selection and Conveyance

|                                                                                      |                               |
|--------------------------------------------------------------------------------------|-------------------------------|
| <b>LRPC Recommendation</b>                                                           | <b>November 2024</b>          |
| <b>Board of Education Resolution to Request Conveyance from Land Use Authorities</b> | <b>November 2024</b>          |
| <b>Conveyance of Properties from Land Use Authorities to DCSD</b>                    | <b>December-February 2024</b> |
| <b>DCSD Officially “Closes” on Properties-Obtains Title to Sites</b>                 | <b>February-March 2024</b>    |



# Questions, Comments, Input?

