



Long Range Planning Committee
February 5th, 2025
Dinner : 5:30 pm
Meeting: 6:00 pm - 8:00 pm

DCSD Legacy Campus
Room 249
10035 South Peoria Street
Lone Tree, CO 80134

Agenda

Time	Topic	Facilitator
6:00	Meeting Logistics (10 min) - Roll call/Confirm quorum - January meeting minutes - Welcome to Visitors and Public Participation	Michael Kemp
6:10	Growth & Decline Update (30 minutes)	Superintendent Erin Kane and Chief of Staff Steve Colella
6:40	Bylaws-Operational Procedures (20 minutes)	Larry Mugler, John Freeman
7:00	CART (15 minutes)	DCSD Staff
7:15	2024-25 Enrollment Projections (10 minutes)	DCSD Planning
7:25	SCBA Update (15 min)	DCSD Planning
7:40	Board of Education Liaison Update (10 min) BOE Committee Retreat	Board of Education Liaisons
7:50	Other 2025-26 MCP Update	Michael Kemp
8:00	Adjournment	Michael Kemp



LPRC Committee
January 8, 2025
Meeting Minutes
Legacy Campus

DRAFT MINUTES

Voting Members

P indicates attendance A indicates absent

P	Patti Anderson	P	Christa Gilstrap	P	Rudy Lukez	P	Chris Spyke
P	Shelly Becker	A	Serena Hendon	P	Michelle Major	P	Courtney Tucker
P	Gilbert Chavez	A	Brice Kahler	P	Larry Mugler	P	Katie Van Kooten
P	Steve Franger	P	Michael Kemp	P	Melissa Park		
P	John Freeman	P	Cathy Lees	P	Levi Schroder		

Non-Voting Members and Guests

P	Stacey Roberson, Soaring Hawk Principal	P	Rex Corr, Secondary Staff		Vacant, Charter Staff		Vacant, Development/Real Estate
P	Kaitlyn Garcia, Student Rep	P	Heidi Marlin, Student Rep	P	Richard Cosgrove, COO	P	Shavon Caldwell, Planning Manager
P	Brad Geiger, Board Liaison	P	Tim Moore, Board Liaison	P	Chris Meehan, Planning Specialist		

Time	Topic	Facilitator
6:00	Meeting Logistics (10 min) - Roll call/Confirm quorum - December meeting minutes - Welcome to Visitors and Public Participation → Call to Order at 6:00 pm → November Minutes: Shelly Becker moves to approve. Larry Mugler Second, John Freeman Abstain. Passes unanimously.	Michael Kemp
6:05	State Demographer's Office Presentation (45 min) → Link to presentation.	Nancy Gedeon

7:03	Crystal Valley Ranch MS Site Surplus Recommendation (10 min) → Site too small and geographically undesirable. → Patti Anderson moves to recommend to BOE to declare Crystal Valley Ranch Middle School Site as Surplus. Christa Gilstrap Second. Passes unanimously.	COO Rich Cosgrove
7:37	LRPC Operational Procedures (15 min) • Operational manual to supplement BOE bylaws specific for LRPC. • Move current non-voting members to voting members. • Consideration of moving Elementary and Secondary Staff to voting. • Interview process details? • Term limits? Currently none. • Details on sub-committees? • Provide feedback in next 2 weeks to John Freeman and Larry Mugler	Bylaws Subcommittee
7:50	Growth and Decline Update (10 min) • Policy recommendation presented to the Board on January 14. Not school specific.	Growth and Decline
7:52	2024-25 Enrollment Projections (10 min) • Review methodology/approach and distribute materials • Link to Spreadsheets. • Median of housing price is \$750,000	Rep Planning Staff
7:58	Board of Education Liaison Update (20 min) • December 10 Meeting ○ Request from John Adams to be chartered by CSI, and was released by DCSD. Not yet applied to CSI. ○ Purchase sale of Dransfeldt site for \$1.2M. ○ Architect agreements on CTE and others. ○ Approved weighted grades for honors and CE in CTE programs.	BOE Director Liaisons
8:12	Other (10 min) • Meeting on February 5. • February Agenda Items ○ Operational Procedures review ○ Projection spreadsheet discussion ○ Growth & Decline update •	Michael Kemp
8:12	Adjournment Adjourn 8:12 pm. Michael Kemp moves to adjourn. Christa Gilstrap seconds. Passes unanimously. Next meeting is February 5 at Legacy.	Michael Kemp

Meeting Dates

February 5, 2025

March 5, 2025

April 2, 2025

May 7, 2025

June 4, 2025

Options for Operational Procedures document

1. Student voting member
 - a. Create one position for a voting student member
 - b. Create two positions for voting student members with one being a senior and one a junior
 - c. Have two student members who would share one vote
 - d. ?
2. Staff voting member (currently have two non-voting staff with one from elementary schools and one from secondary)
 - a. Keep current non-voting members and add a voting member from District administrative staff
 - b. change current non-voting members to voting members
 - c. ?
3. Term of service (currently have no stated limit)
 - a. Leave Procedure document silent on limits
 - b. Limit members to two terms (same as officers)
 - c. Limit members to ____ terms
 - d. ?
4. Other LRPC Subcommittees
 - a. Incorporate the subcommittee descriptions
 - b. Are edits needed?

2024-25 Enrollment Projections

Long Range Planning Committee
February 5th, 2025

Agenda

- Enrollment Projections
 - 2024 Pupil Count
 - 2024-25 Projections Accuracy
 - Methodology and Data Sources
 - Forecast by Year, Program Type, Level, and Planning Area

2024 Pupil Count

DCSD Program Type	2022 Pupil Count (PK-12)	2023 Pupil Count (PK-12)	2024 Pupil Count (PK-12)	Absolute Delta 2022 vs 2023	Percent Change 2022 vs 2023	Absolute Delta 2023 vs 2024	Percent Change 2023 vs 2024
Neighborhood Schools	45,643	44,874	43,915	(769)	(1.68%)	(959)	(2.18%)
Magnet Schools	769	745	753	(21)	(2.74%)	8	1.06%
Alt Ed Schools	272	329	316	66	25%	(13)	(4.11%)
Online (eDCSD)	67	67	61	33	97%	(6)	(9.84%)
Home School (Cloverleaf)	215	220	250	19	9.5%	30	12%
Early Childhood Center	119	107	110	(12)	(10%)	3	2.73%
DCSD Administered Total	47,085	46,342	45,405	(743)	(1.58%)	(937)	(2.06%)
Charter Schools	14,032	14,254	14,664	222	1.58%	410	2.80%
Online Charter Schools (Hope Online)	1,755	1,368	1,307	(387)	(22.05%)	(61)	(4.67%)
Charter Total	15,787	15,622	15,971	(165)	(1.05%)	349	2.19%
Grand Total	62,872	61,964	61,376	(908)	(1.4%)	(588)	(0.96%)

2024 Pupil Count

Level <i>*Neighborhood School Enrollment Only*</i>	2022 Pupil Count (PK-12)	2023 Pupil Count (PK-12)	2024 Pupil Count (PK-12)	Absolute Delta 2022 vs 2023	Percent Change 2022 vs 2023	Absolute Delta 2023 vs 2024	Percent Change 2023 vs 2024
Elementary School	20,258	20,092	19,609	(166)	(0.82%)	(483)	(2.46%)
Middle School	7,943	7,697	7,453	(246)	(3.10%)	(244)	(3.27%)
High School	17,442	17,085	16,853	(357)	(2.05%)	(232)	(1.38%)
Grand Total	45,643	44,874	43,915	(769)	(1.68%)	(959)	(2.18%)

*Totals are inclusive of enrollment located at DCSD Neighborhood Schools only. Totals listed for elementary schools are inclusive of PK enrollment located at DCSD neighborhood elementary schools.

2024 Pupil Count

Level	2022 Pupil Count (PK-12)	2023 Pupil Count (PK-12)	2024 Pupil Count (PK-12)	Absolute Delta 2022 vs 2023	Percent Change 2022 vs 2023	Absolute Delta 2023 vs 2024	Percent Change 2023 vs 2024
Preschool	1,513	1,603	1,581	90	5.61%	(22)	(1.39%)
Elementary School	30,139	30,019	29,901	(120)	(0.40%)	(118)	(0.39%)
Middle School	10,734	10,564	10,440	(170)	(1.61%)	(124)	(1.19%)
High School	18,731	18,410	18,147	(321)	(1.74%)	(263)	(1.45%)
Grand Total	61,117	60,596	60,069	(521)	(0.86%)	(527)	(0.88%)

*Totals are inclusive of all DCSD enrollment except Hope Online enrollment. Hope Online enrollment has been excluded as the majority of Hope Online enrollment does not reside within the DCSD service area. For the purpose of summing charter school enrollment, grades K-6 were considered elementary level, grades 7-8 were considered middle school level, and grades 9-13 were considered high school level. Preschool enrollment was summed separately in order to capture center based PK enrollment.

2024 Pupil Count

Feeder <i>*Neighborhood School Enrollment Only*</i>	2022 Pupil Count (PK-12)	2023 Pupil Count (PK-12)	2024 Pupil Count (PK-12)	Absolute Delta 2022 vs 2023	Percent Change 2022 vs 2023	Absolute Delta 2023 vs 2024	Percent Change 2023 vs 2024
Castle View Feeder	4,814	4,577	4,537	(237)	(4.92%)	(40)	(0.88%)
Douglas County Feeder	5,129	5,009	4,845	(120)	(2.34%)	(164)	(3.38%)
West Planning Area Total	9,943	9,586	9,382	(357)	(3.59%)	(204)	(2.17%)
Chaparral Feeder	5,980	5,916	5,798	(64)	(1.07%)	(118)	(2.04%)
Ponderosa Feeder	3,634	3,807	3,729	173	4.76%	(78)	(2.09%)
Legend Feeder	5,292	5,261	5,145	(31)	(0.59%)	(116)	(2.25%)
East Planning Area Total	14,906	14,984	14,672	78	0.52%	(312)	(2.13%)
Highlands Ranch Feeder	4,444	4,185	4,011	(259)	(5.83%)	(174)	(4.34%)
Mountain Vista Feeder	5,569	5,392	5,204	(177)	(3.18%)	(188)	(3.61%)
Rock Canyon Feeder	5,257	5,202	5,179	(55)	(1.05%)	(23)	(0.44%)
ThunderRidge Feeder	5,524	5,525	5,467	1	0.02%	(58)	(1.06%)
North Planning Area Total	20,794	20,304	19,861	(490)	(2.36%)	(443)	(2.23%)
Grand Total	45,643	44,874	43,915	(769)	(1.68%)	(959)	(2.18%)

**As of the 2024 pupil count, there are 1,114 DCSD students in grades PK-12 that reside in the Sterling Ranch and Solstice residential developments. A total of 797 of these students attend a ThunderRidge feeder neighborhood school. The total PK-12 enrollment for neighborhood schools in the ThunderRidge feeder in 2024, not including Sterling Ranch and Solstice students would be 4,670..*

Projections Accuracy

All K-12 Enrollment

2024 Projected	2024 Pupil Count	Absolute Accuracy	Percent Variance Accuracy
59,376	59,795	(419)	(0.71%)

Charter K-12 Enrollment

2024 Projected	2024 Pupil Count	Absolute Accuracy	Percent Variance Accuracy
14,985	14,556	429	2.86%

DCSD Administered K-12 Enrollment

2024 Projected	2024 Pupil Count	Absolute Accuracy	Percent Variance Accuracy
42,461	43,932	(1,291)	(3.03%)

Neighborhood School K-12 Enrollment

2024 Projected	2024 Pupil Count	Absolute Accuracy	Percent Variance Accuracy
41,370	42,579	(1,209)	(2.92%)

Magnet School K-12 Enrollment

2024 Projected	2024 Pupil Count	Absolute Accuracy	Percent Variance Accuracy
678	726	(48)	(7.08%)

Alternative Education K-12 Enrollment

2024 Projected	2024 Pupil Count	Absolute Accuracy	Percent Variance Accuracy
321	316	5	1.56%

Online and Home School K-12 Enrollment

2024 Projected	2024 Pupil Count	Absolute Accuracy	Percent Variance Accuracy
272	311	(39)	(14.34%)

Enrollment Projections Overview

- Updated annually late October-December
- By school and grade for next 8 years
- Intended for capital planning and capacity analysis but also serve to inform budget and staffing decisions
- Includes:
 - PK-12 grades
 - Primary enrollment only
 - Charters including anticipated future openings

Methodology and Data Sources

Methodology

- Cohort retention model
- Backwards reconciliation
- Manual adjustments based on input data

Data Sources

- Total births
- Residential development and student generation
- In and out migration
- Housing issues
- School choice
- Charter provided estimates
- Anticipated new school openings

Forecasting Approach

2024 Considerations and Assumptions

- Decreases in aggregate family size
- Declining birth **rates** but a slight increase in **total births**
 - *Rapidly growing population due to new housing but trend of fewer babies remains
- Competing districts with more affordable housing
 - NE metro districts have made considerable progress addressing this issue in the last 36 months
 - Higher priced housing generally produces fewer children
- Available seats and programming driving school choice behavior
 - Additional charter school seats and availability of preschool programs
 - Influence on housing locations and choice enrollment behavior
- Post pandemic changes in parent commuting behavior
 - Enrolling students in schools closer to workplaces
- Competition between schools and districts for enrollment

New Schools Assumptions

- Fall 2027 opening
- Two round enrollment
 - *Typical of new schools in growth areas*
- Many students will return home from a variety of other schools options
- Boundaries that draw from overflow schools and adjacent boundaries

Housing Affordability

Median Sale Price (Single Family Homes)

\$750,000

+3.4% YoY | Nov 2024

1y 3y 5y



With a median sales price of \$750,000, the district has many new neighborhoods with mostly \$1M homes under construction.

The district's "facility voids" continue to provide relatively affordable housing that produces students.

Based on Redfin calculations of home data from MLS and/or public records.

- In statistics, the "median" is the middle value in a set of data when arranged in ascending order, meaning that half of the data points are greater than or equal to the median, and half are less than or equal to it; essentially, it represents the "middle point" of the data set.*

Townhome Prices and Year to Year Sales Volume

Median Sale Price (Townhouses)

\$566,000

+2.9% YoY | Nov 2024

1y 3y 5y



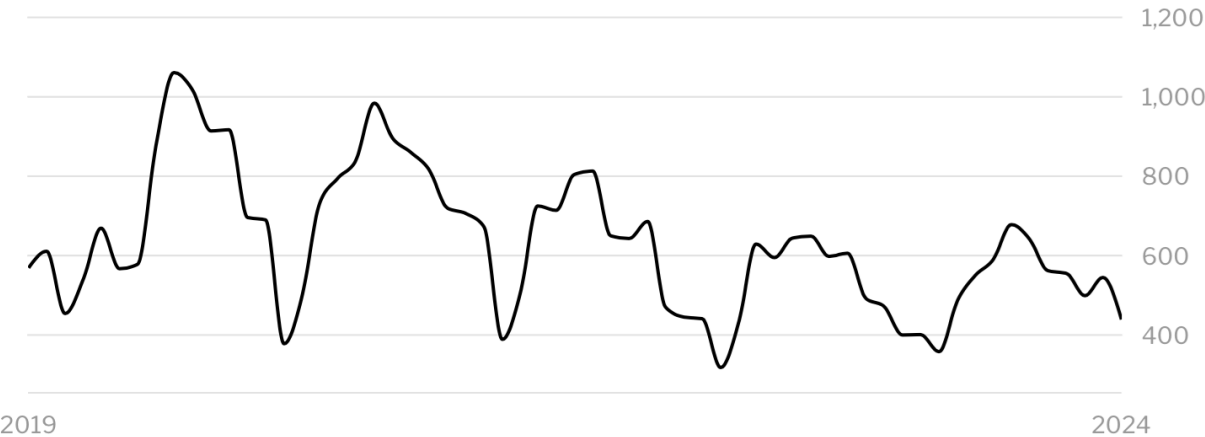
Townhomes offer little price relief to families.

of Homes Sold (All Home Types)

439

+9.7% YoY | Nov 2024

1y 3y 5y



Annual home sales have declined over the past five years largely as a result of higher interest rates.

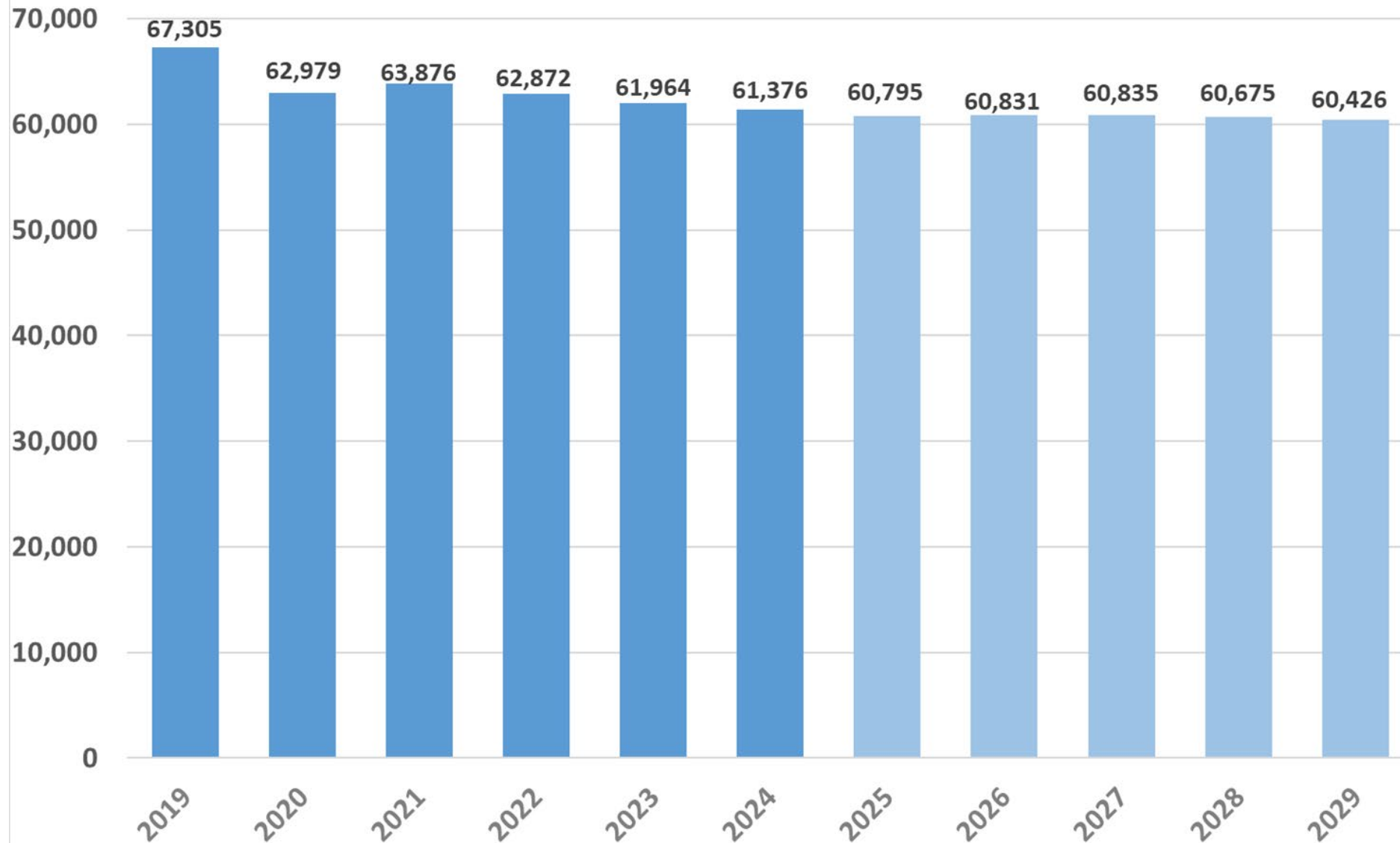
Based on Redfin calculations of home data from MLS and/or public records.

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Sample of Homes for Sale in December, 2024 in Subdivisions with More than Six Units Available

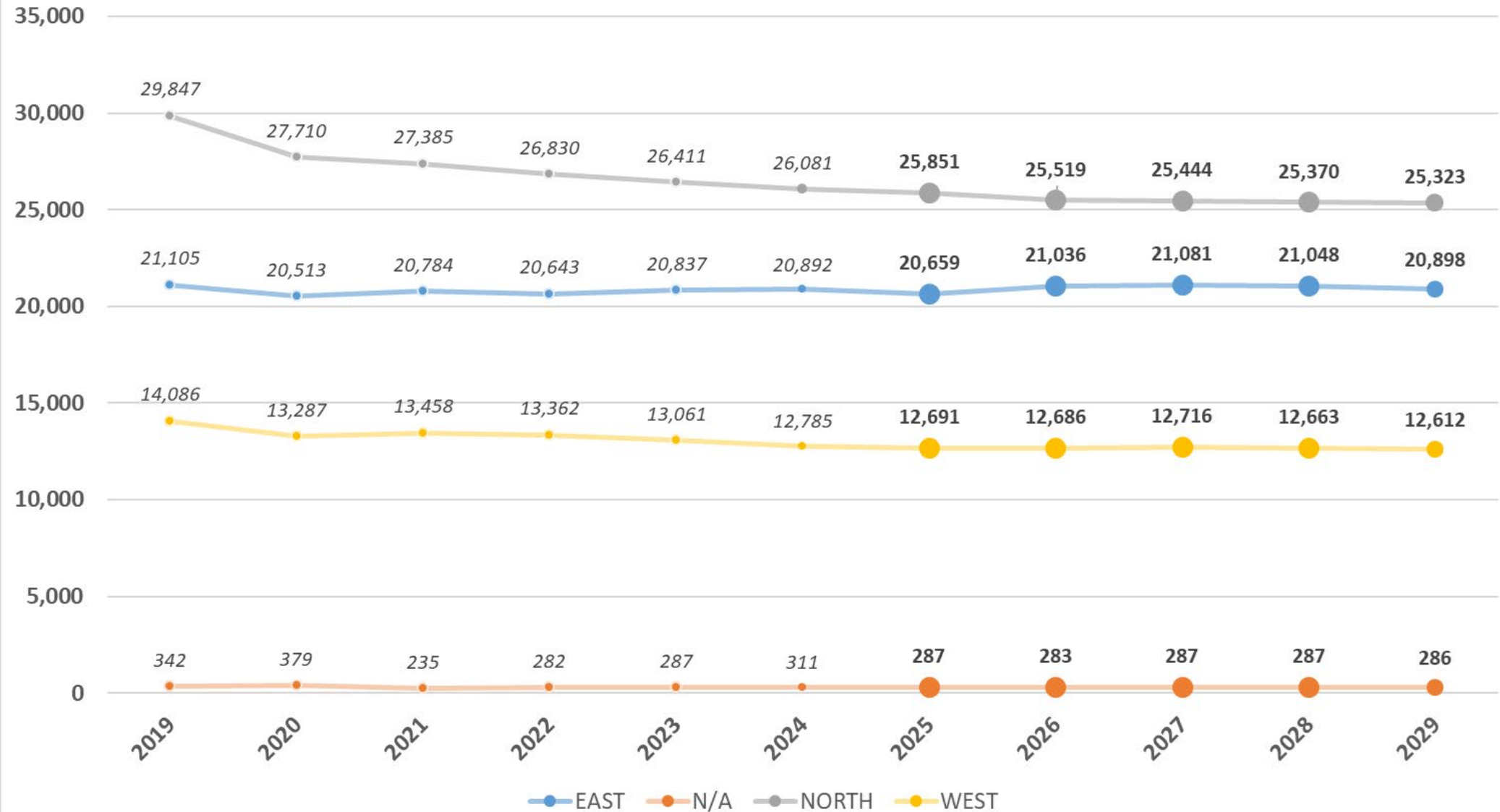
Development	For Sale		Development	For Sale	Notes
Sterling Ranch Filing 3	22		Alison Ranch	25	1m\$ +
Sterling Ranch Filings 4,5,6	134		Macanta	31	1m\$ 70%
Solstice	38		Terrain Oak Valley	17	
Meridian	31		CVR Inside the Loop Road	7	
Canyons	44		CVR Ridgetop	72	1m\$ 70%
Newlin Gulch	10		Montaine	71	60% 55+
Alder Creek	16		Hillside at CR (meadows)	9	
Anthology North	15		Accord Lane Condos	7	
Looking Glass	33		Inspiration	14	
Trails at Crowfoot	14		Trails at Smokey Hill - Vivant	12	

Historic and Projected Enrollment (PK-12)



**Ascent Classical Academy and HOPE Elementary School ceased to be in Douglas County School District pupil count as of 2020. These two schools had a total of 1,390 pupils as of the 2019 pupil count. **

Historic and Projected Enrollment by Planning Area



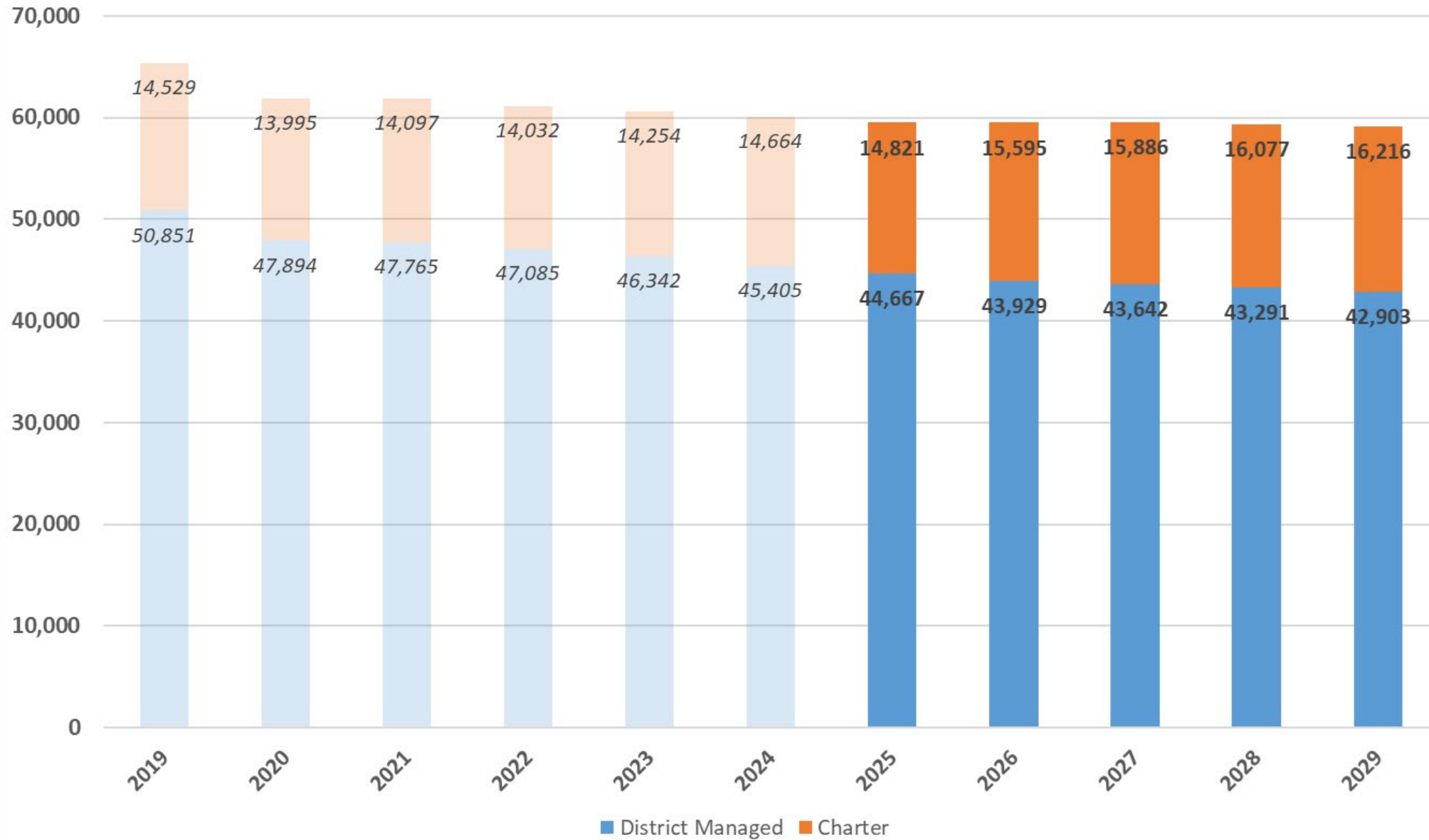
Hope Online enrollment has been excluded as the majority of Hope Online enrollment does not reside within the DCSD service area. Charter enrollment was summed within the Planning Area that the facility is located within. N/A enrollment includes Cloverleaf and eDCSD Online.

Historic and Projected Enrollment by Level



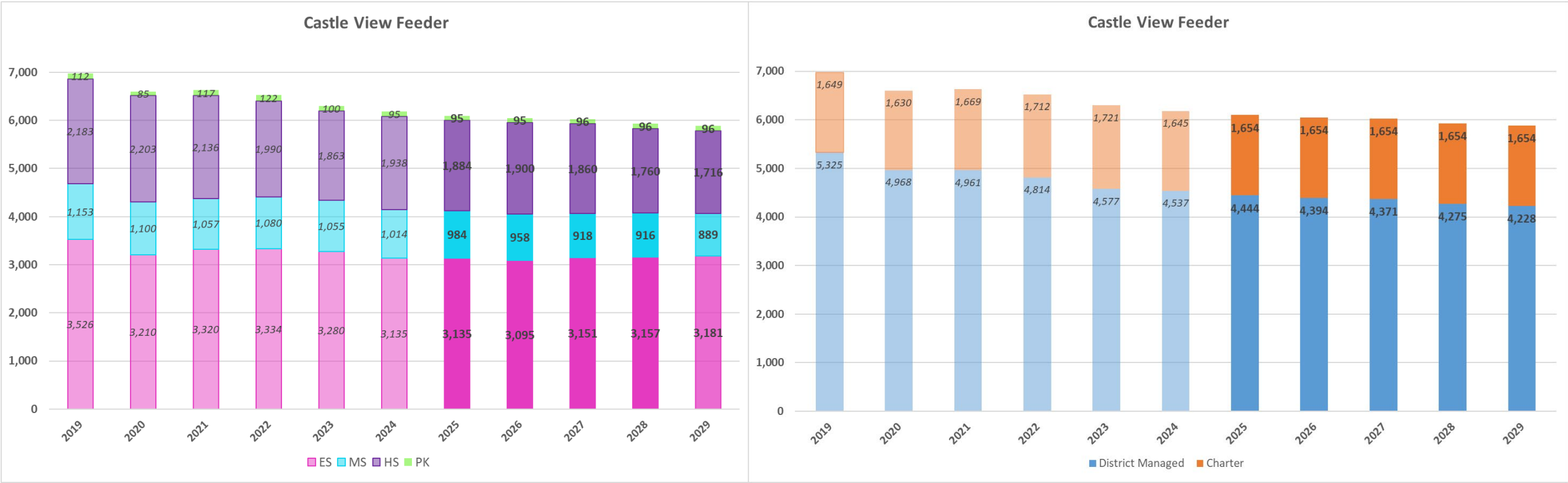
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Historic and Projected Enrollment DCSD Operated and Charter Schools



Hope Online enrollment has been excluded as the majority of Hope Online enrollment does not reside within the DCSD service area.

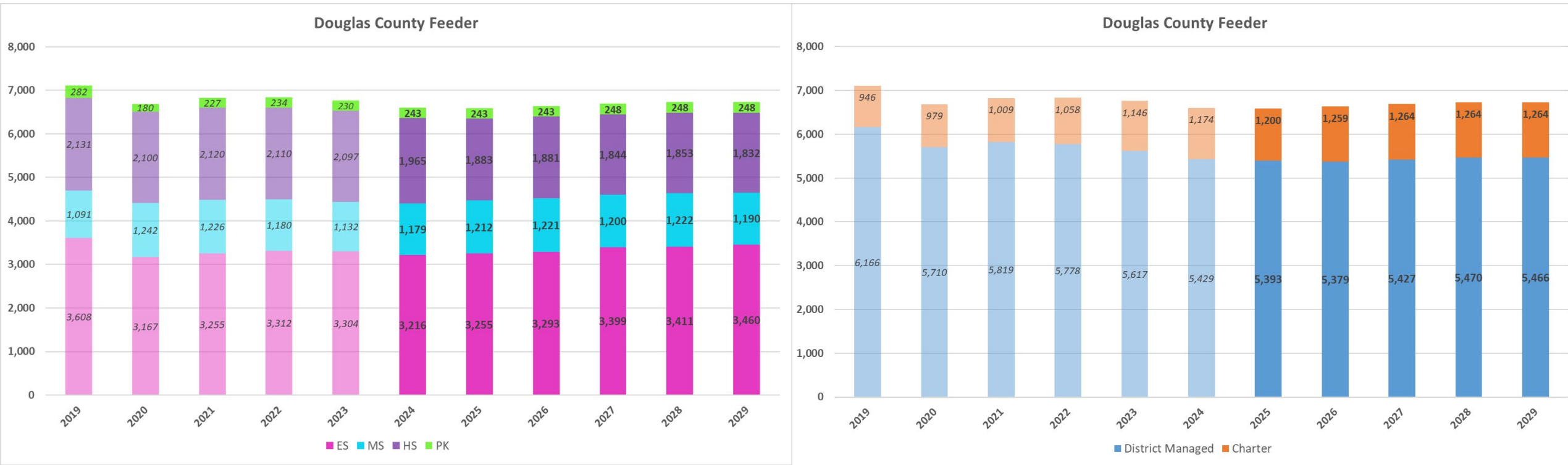
WPA: Castle View HS Feeder Projections



*Enrollment totals are inclusive of all DCSD enrollment except Hope Online, Cloverleaf, and eDCSD enrollment. For the purpose of summing charter school enrollment, grades K-6 were considered elementary level, grades 7-8 were considered middle school level, and grades 9-12 were considered high school level. Preschool enrollment was summed separately in order to capture center based PK enrollment.

*Middle School totals include enrollment at Aspen View Academy and Academy Charter Schools.

WPA: Douglas County HS Feeder Projections



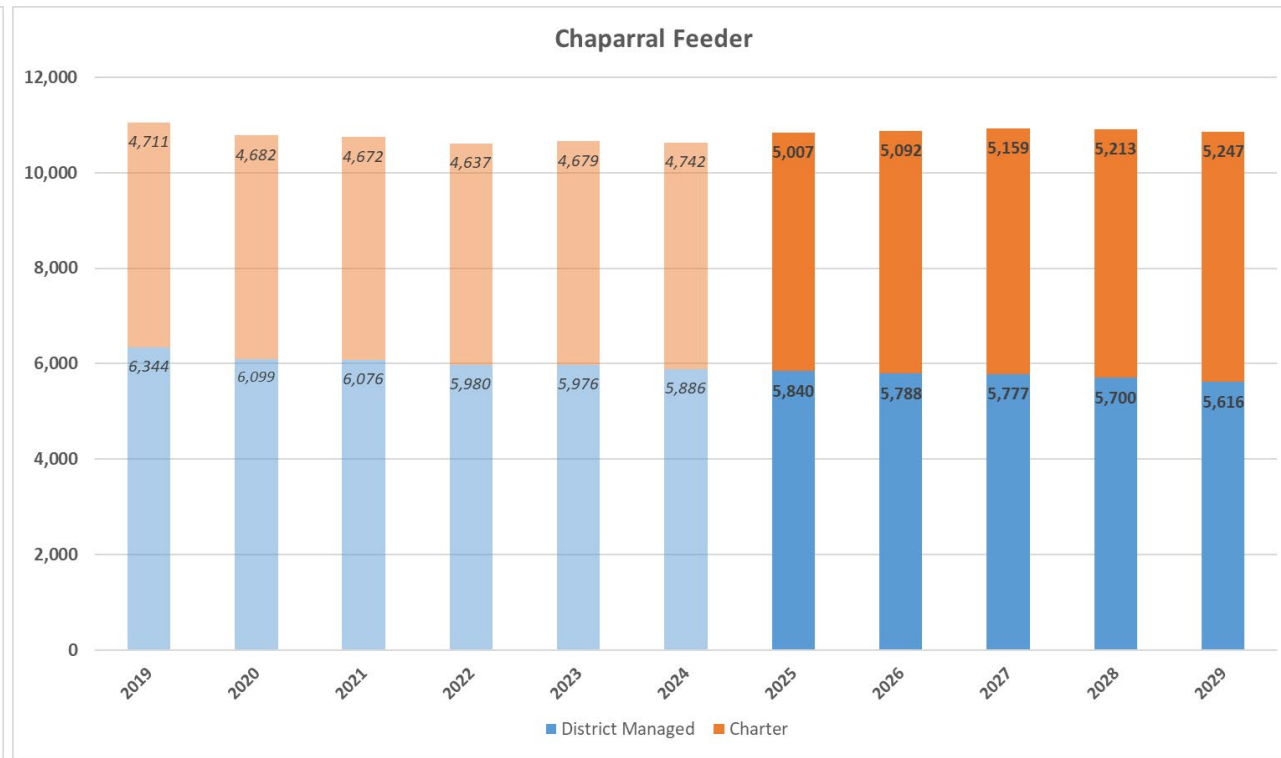
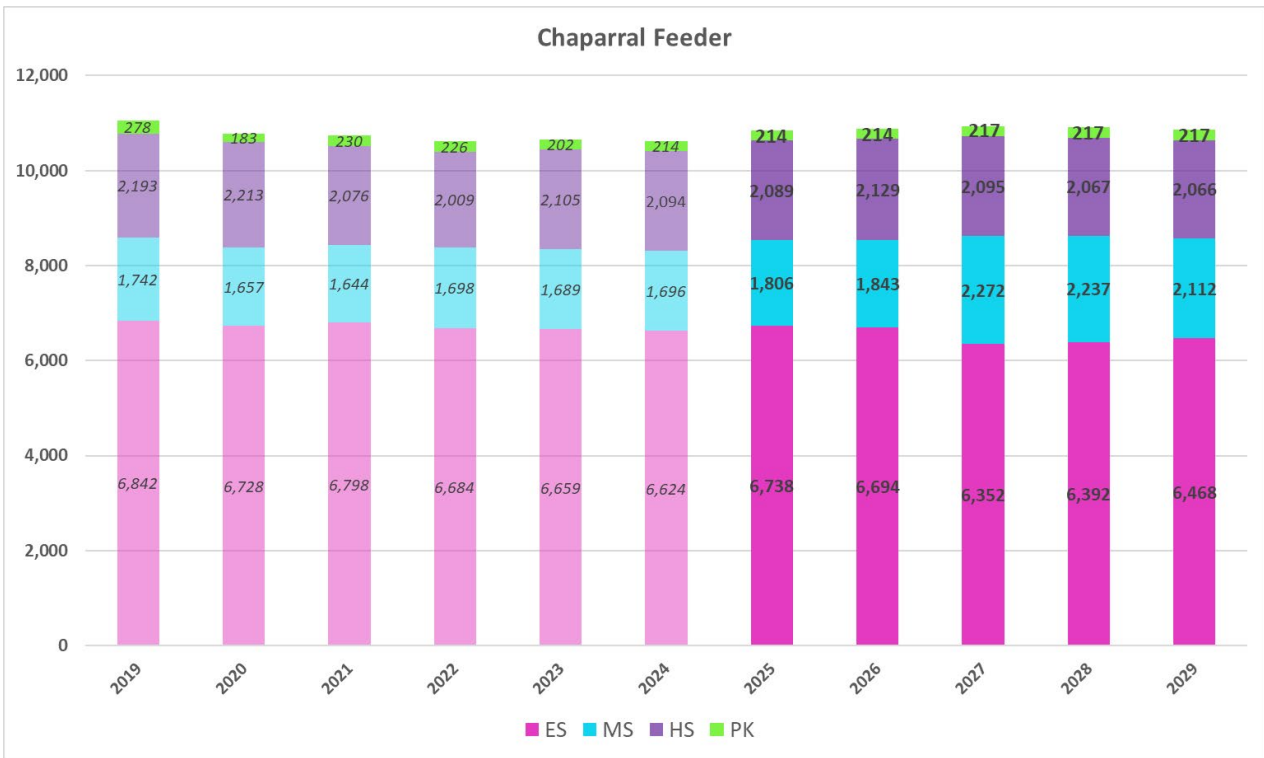
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Middle School totals include enrollment at: Mesa Middle School, World Compass Academy grades 7-8, and Renaissance Secondary School grades 7-8

*High School totals include enrollment at: Douglas County High School, Daniel C. Oaks High School, and Renaissance Secondary School grades 9-12

*Sage Canyon and South Ridge 6th grade was deployed to Mesa Middle School in 2020

EPA: Chaparral HS Feeder Projections

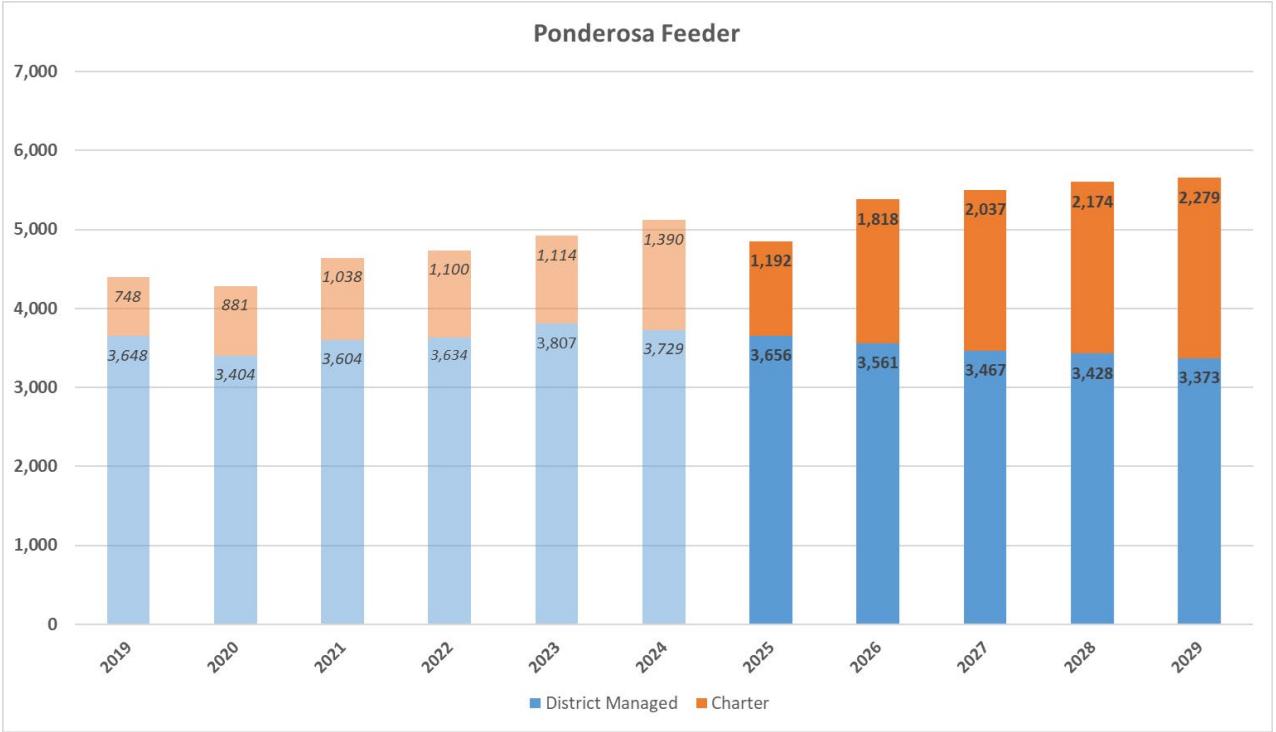
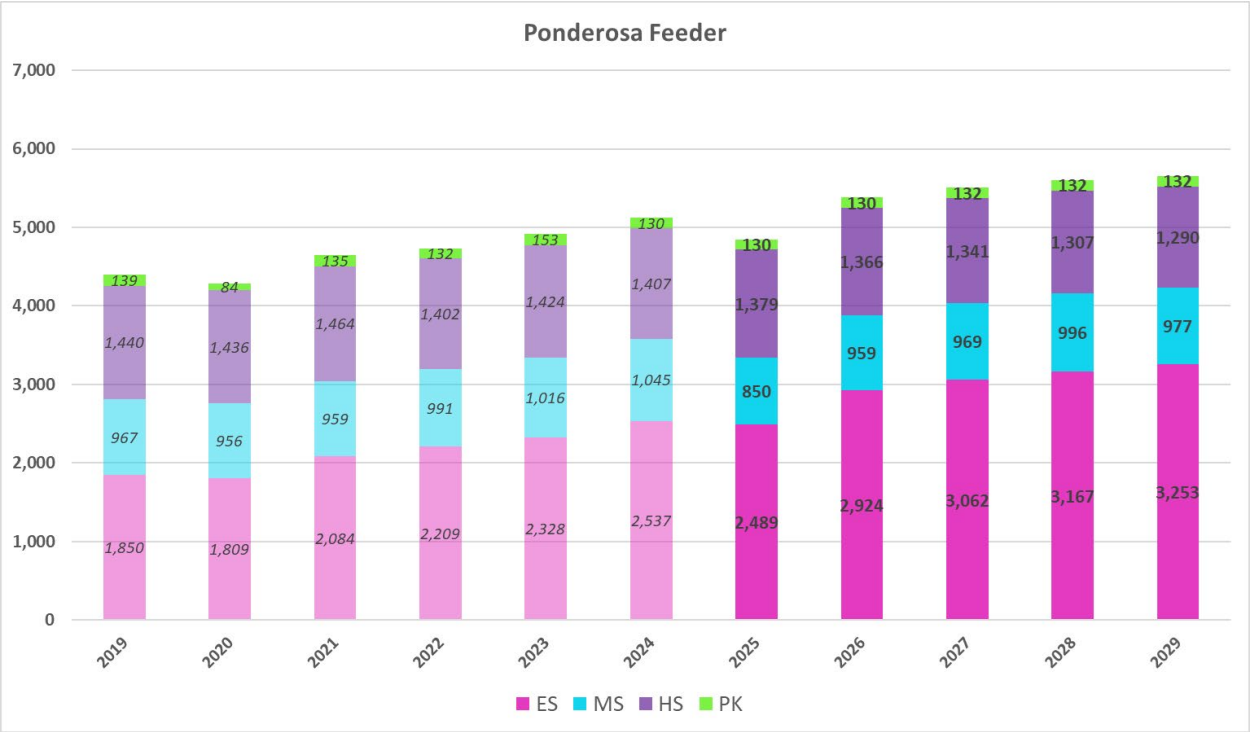


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Middle School totals include enrollment at: Sierra Middle School, and American Academy (Parker and Lincoln Meadows campuses), North Star Academy, Challenge to Excellence, Global Village Academy, Parker Core Knowledge, and Parker Performing Arts grades 7-8

*High School totals include enrollment at: Chaparral High School and VALE grades 9-12

EPA: Ponderosa HS Feeder Projections

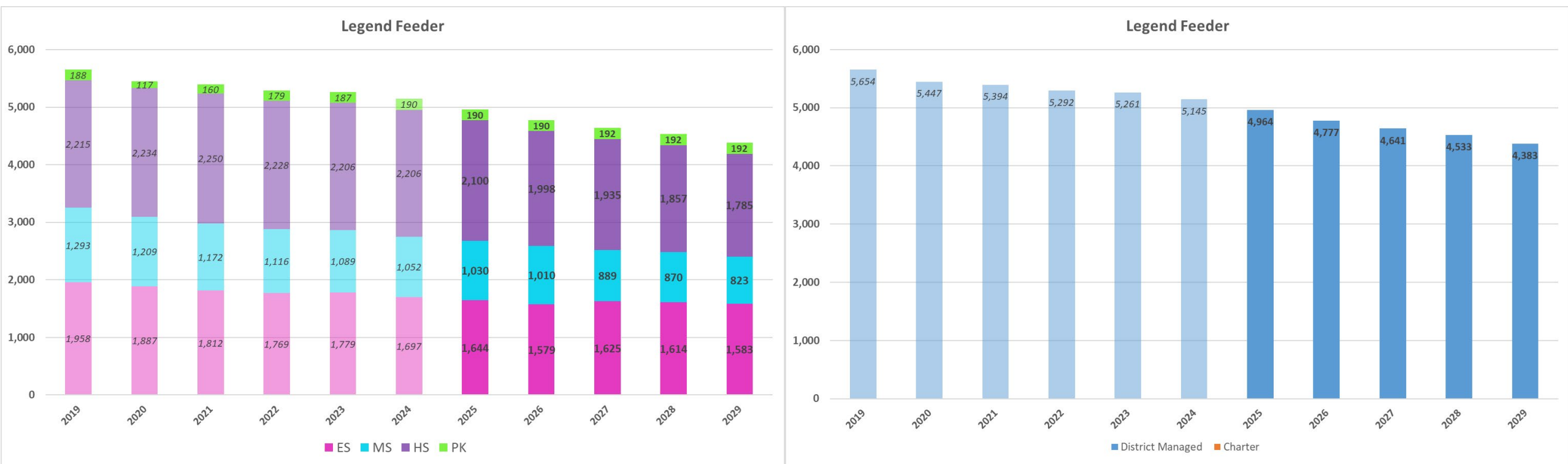


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Middle School totals include enrollment at: Sagewood Middle School, and Leman Academy of Excellence grades 7-8

*High School totals include enrollment at Ponderosa High School

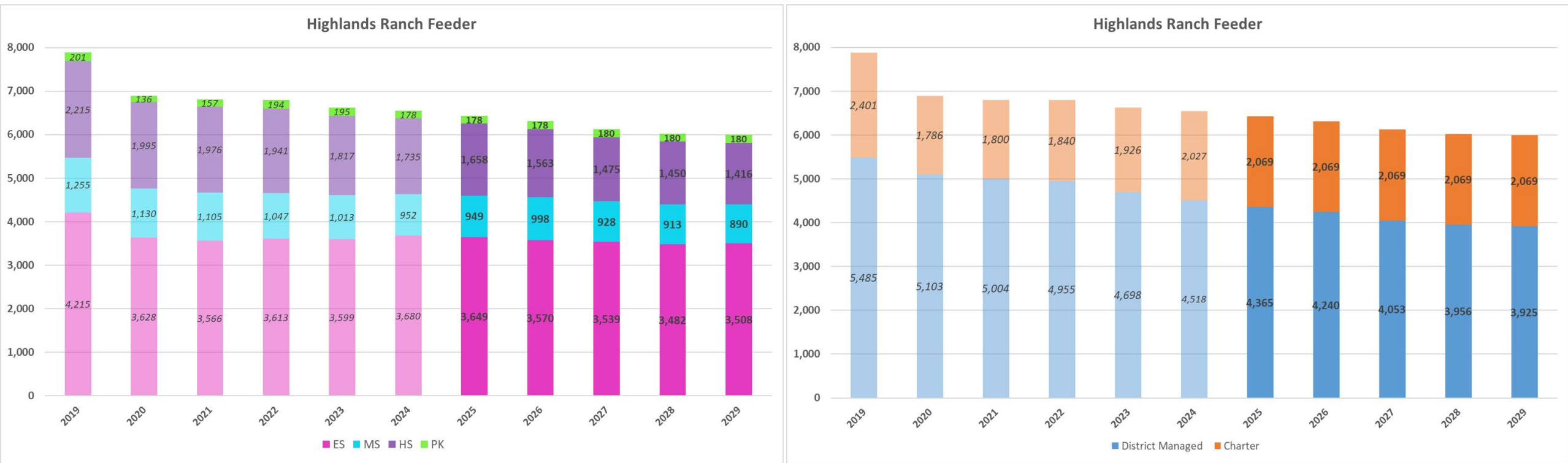
EPA: Legend HS Feeder Projections



*Enrollment totals are inclusive of all DCSD enrollment except Hope Online, Cloverleaf, and eDCSD enrollment. Preschool enrollment was summed separately in order to capture center based PK enrollment.



NPA: Highlands Ranch HS Feeder Projections

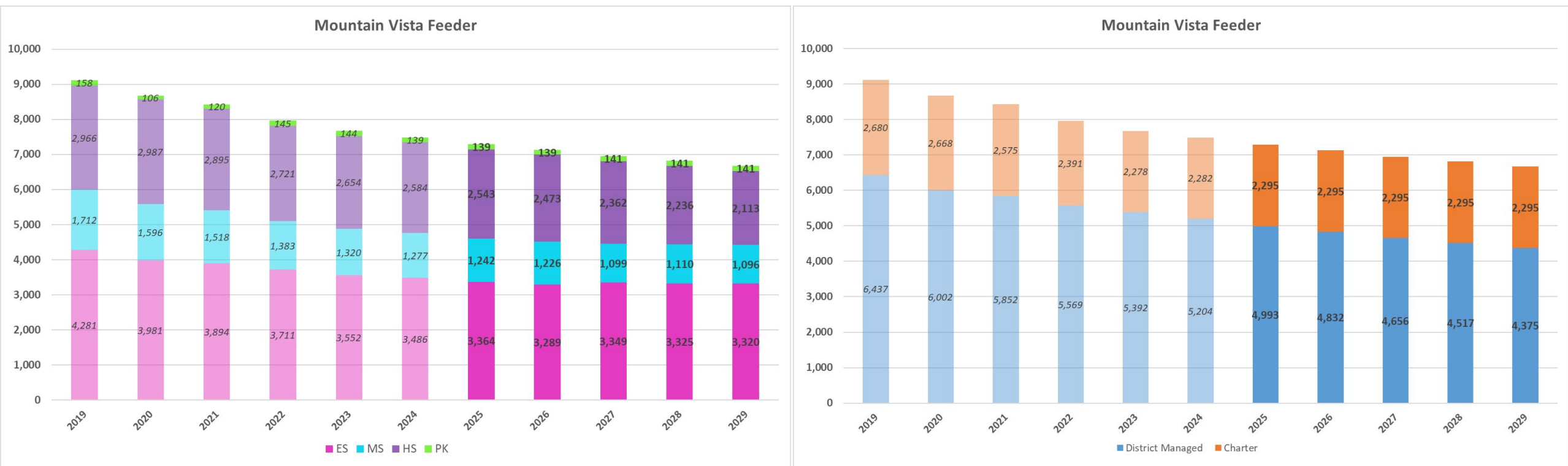


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Middle School totals include enrollment at: Cresthill Middle School, and Ascent Academy, Platte River Academy, and SkyView Academy grades 7-8

*High School totals include enrollment at: Highlands Ranch High School, Eagle Academy, Ascent Academy, and SkyView Academy grades 9-12

NPA: Mountain Vista HS Feeder Projections

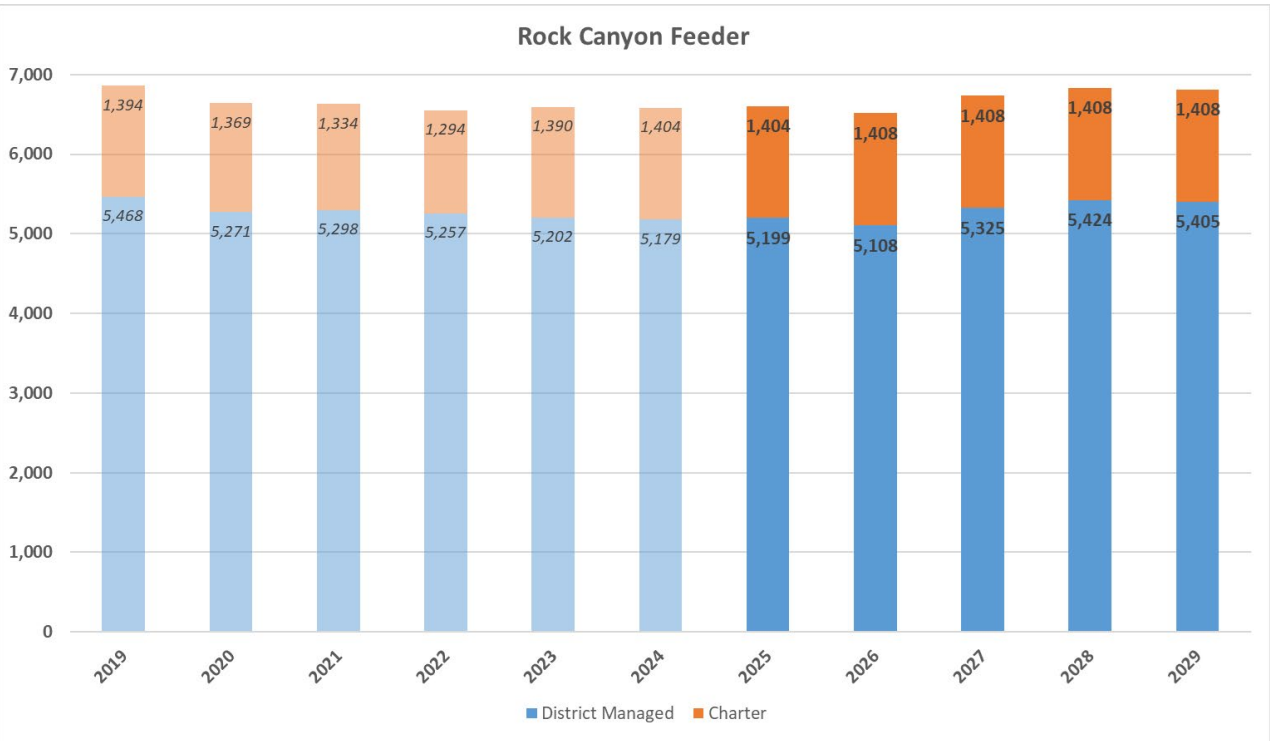
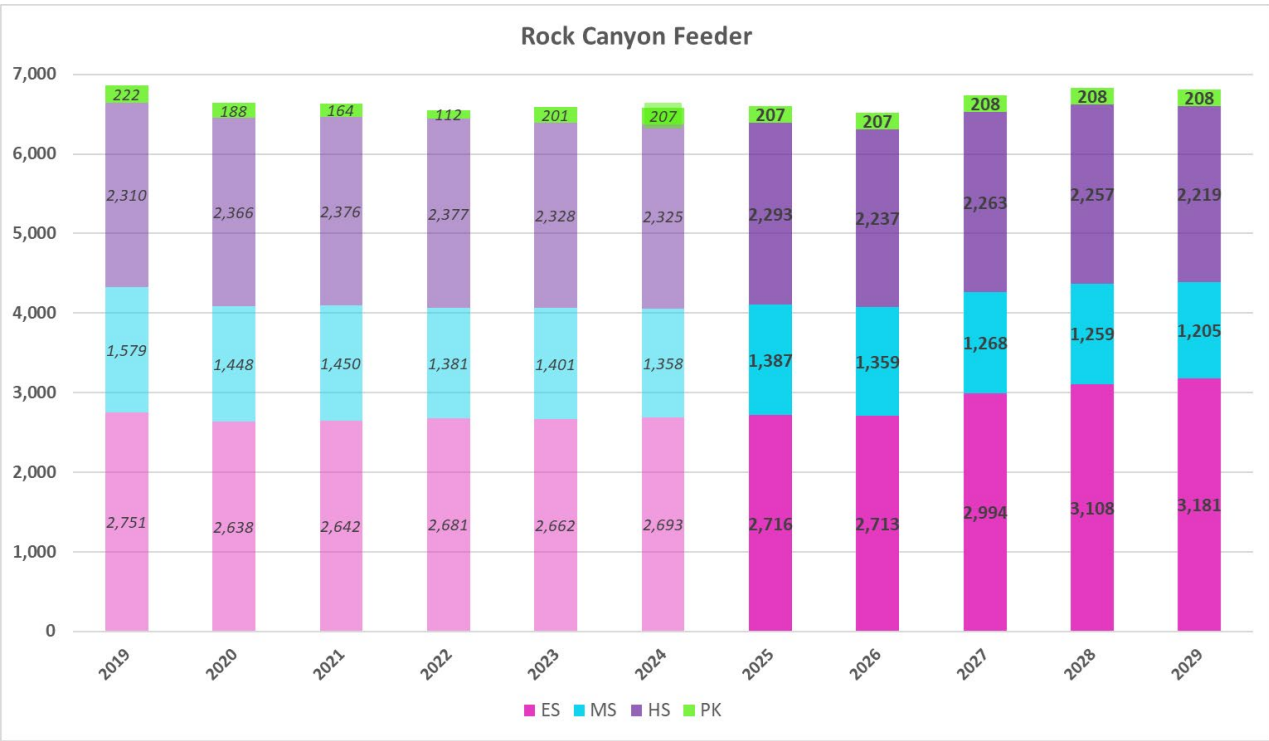


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Middle School totals include enrollment at: Mountain Ridge Middle School, and Ben Franklin Academy and STEM School Highlands Ranch grades 7-8

*High School totals include enrollment at: Mountain Vista High School and STEM School Highlands Ranch grades 9-12

NPA: Rock Canyon HS Feeder Projections

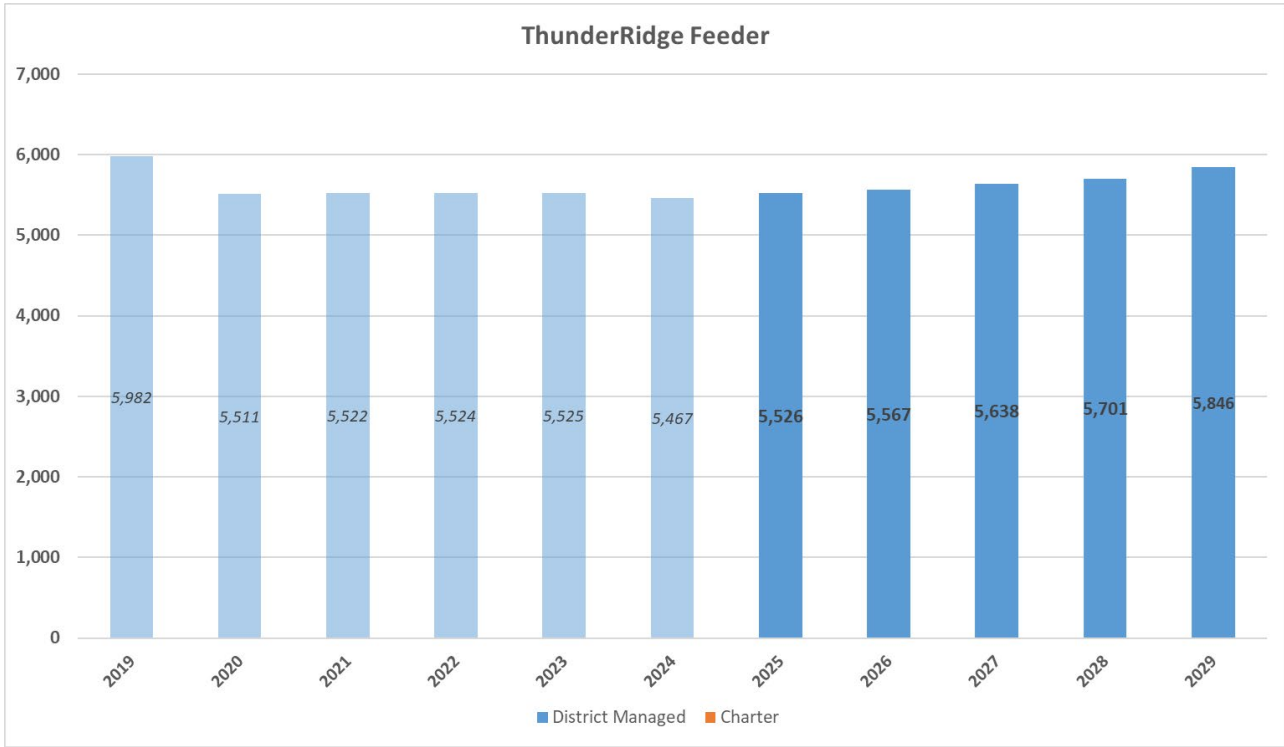
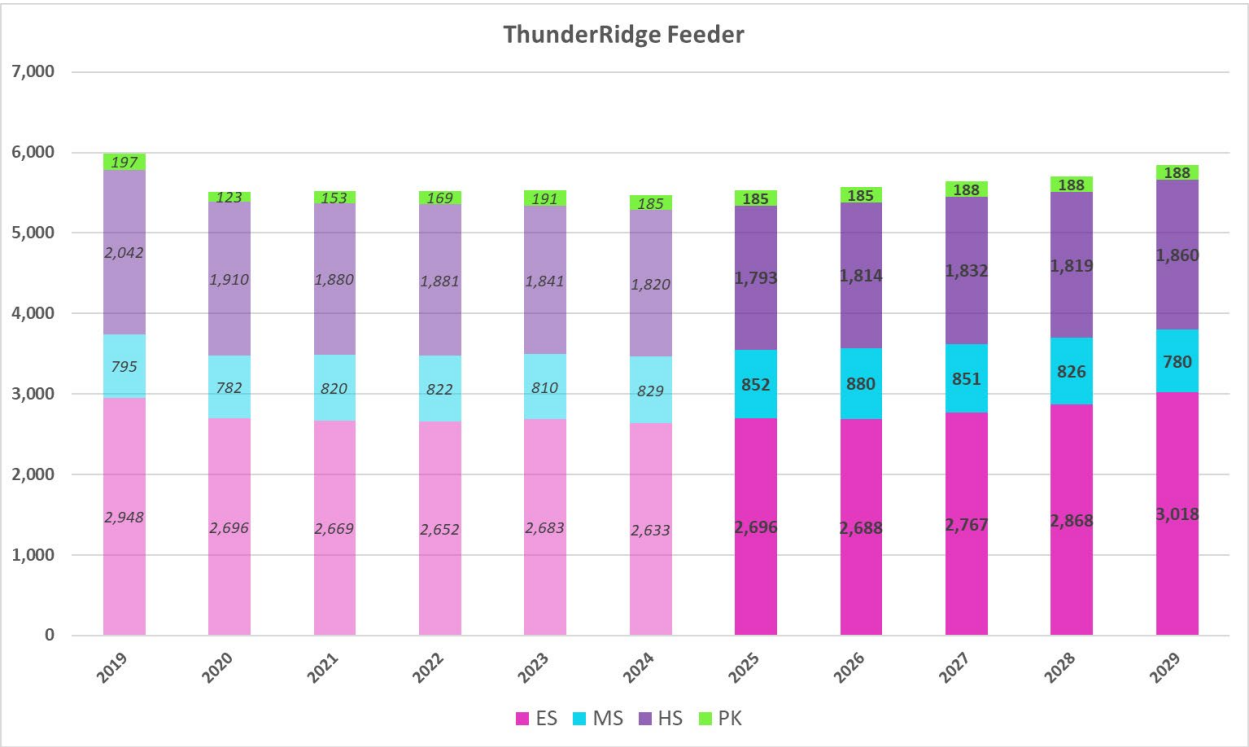


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Middle School totals include enrollment at: Rocky Heights Middle School, and American Academy (Castle Pines campus) and DCS Montessori grades 7-8

*High School totals include enrollment at: Rock Canyon High School grades 9-12

NPA: ThunderRidge HS Feeder Projections



*Enrollment totals are inclusive of all DCSD enrollment except Hope Online, Cloverleaf, and eDCSD enrollment. Preschool enrollment was summed separately in order to capture center based PK enrollment.

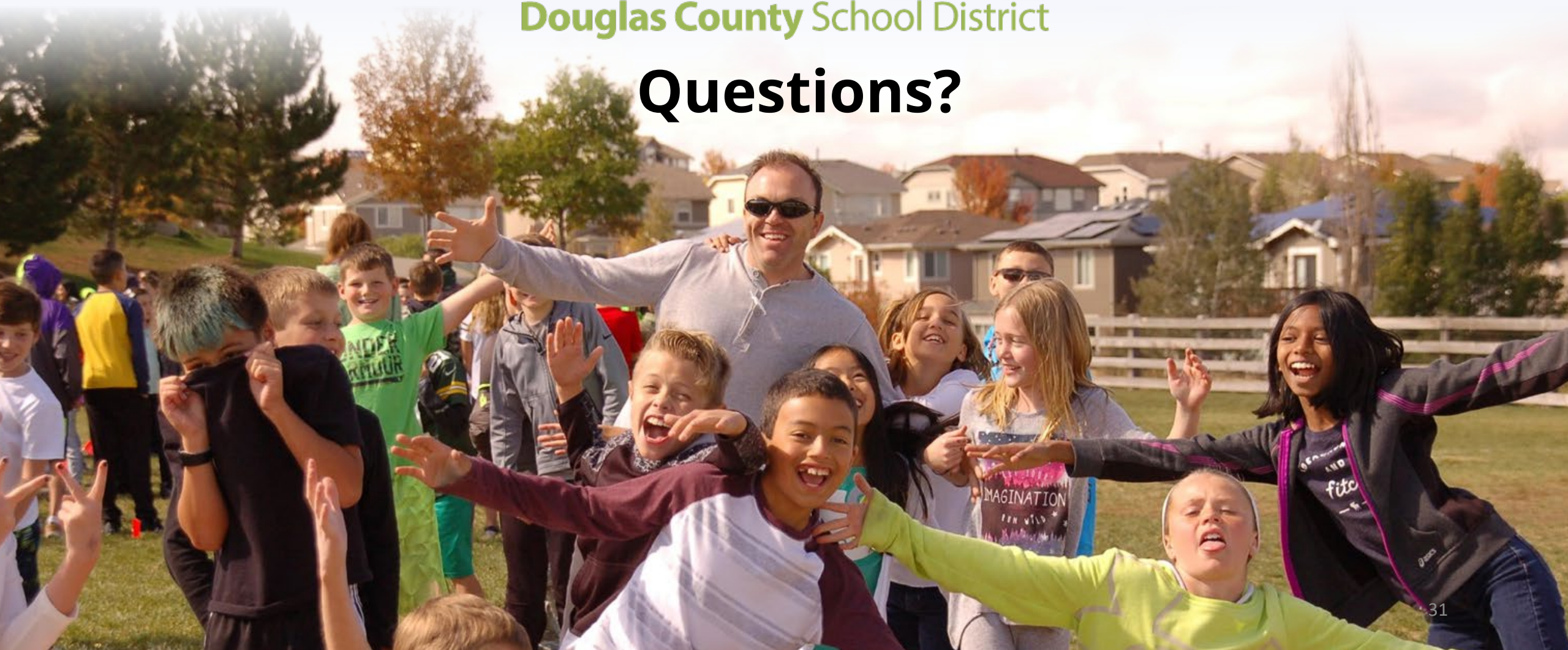


DCSD Capital Planning

- Both new elementary schools will grow into their full capacities over a five- or six-year period
- Sierra Middle School will redeploy as a grade 6-8 school without exceeding its capacity
- Chronic transportation problems in facility voids will be solved
 - **Please note* A stakeholder boundary process will inform, consider all options, and guide this transition*



Questions?



Macanta Phase II

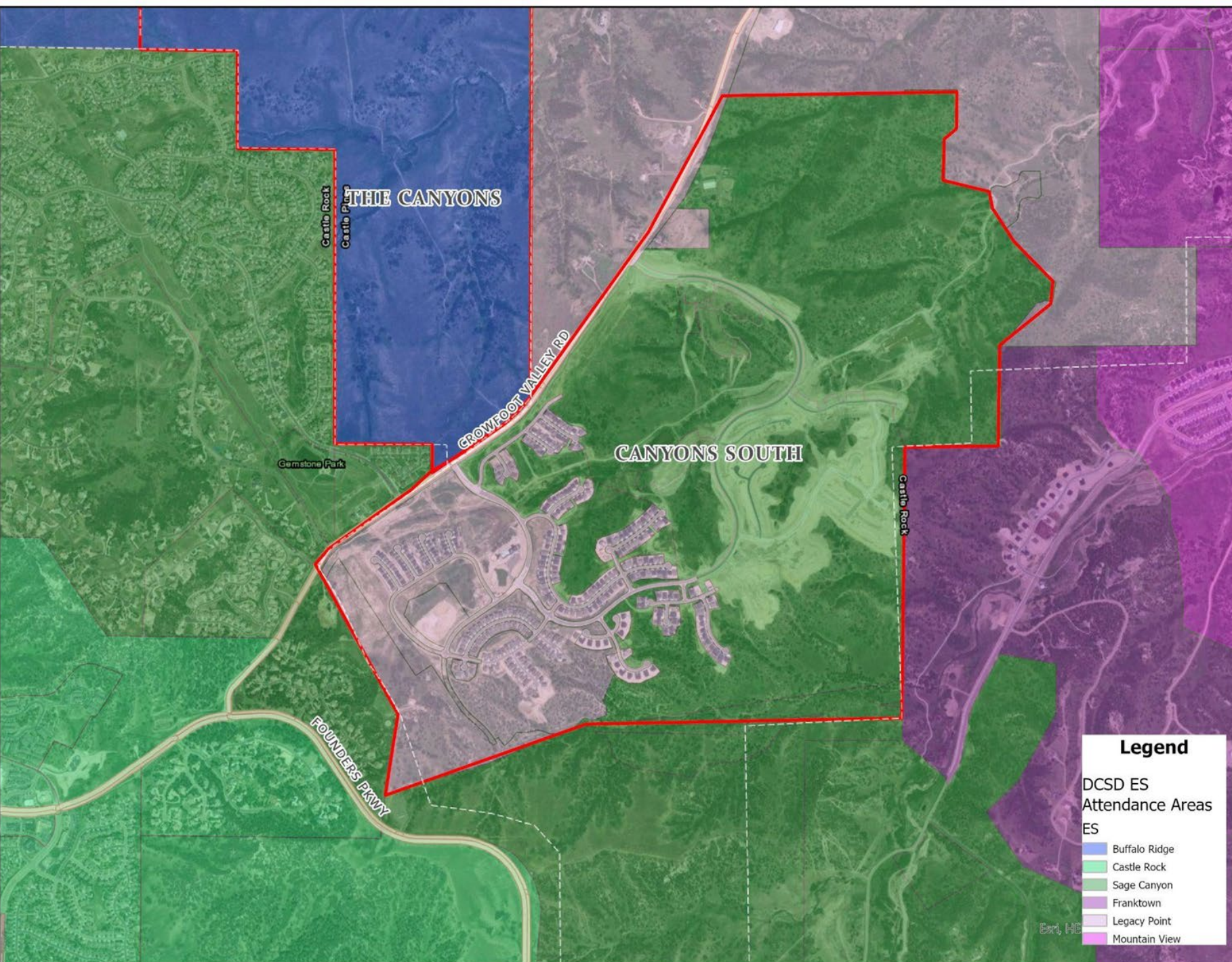
Long Range Planning Committee
February 5th, 2025

Problem Statement

- The current total enrollment at Legacy Point Elementary School exceeds the facility's ideal program capacity. Without additional intervention LPE is forecasted to run out of available seats (including portable classroom/mobile seats) by the 2026-27 school year.
- LPE is forecasted for continual enrollment growth with the ongoing build out of the Looking Glass and Tanterra developments. It is unknown at this time how much of this enrollment growth Lemman Bayou Gulch will absorb.
- 6th grade reconfiguration, residential development in SGCE attendance area has "peaked", general decline in student generation, decline in Castle Rock residential permits, and completion of long range build out study confirm current and projected capacity available at SGCE
- PD is currently split between school communities
- Chronic transportation issues that would be solved with reassignment*
- Residents of this development have expressed interest in determining how reassignment to Castle Rock area schools may be achieved.

**Assumes no legacy or limited legacy transportation offered*

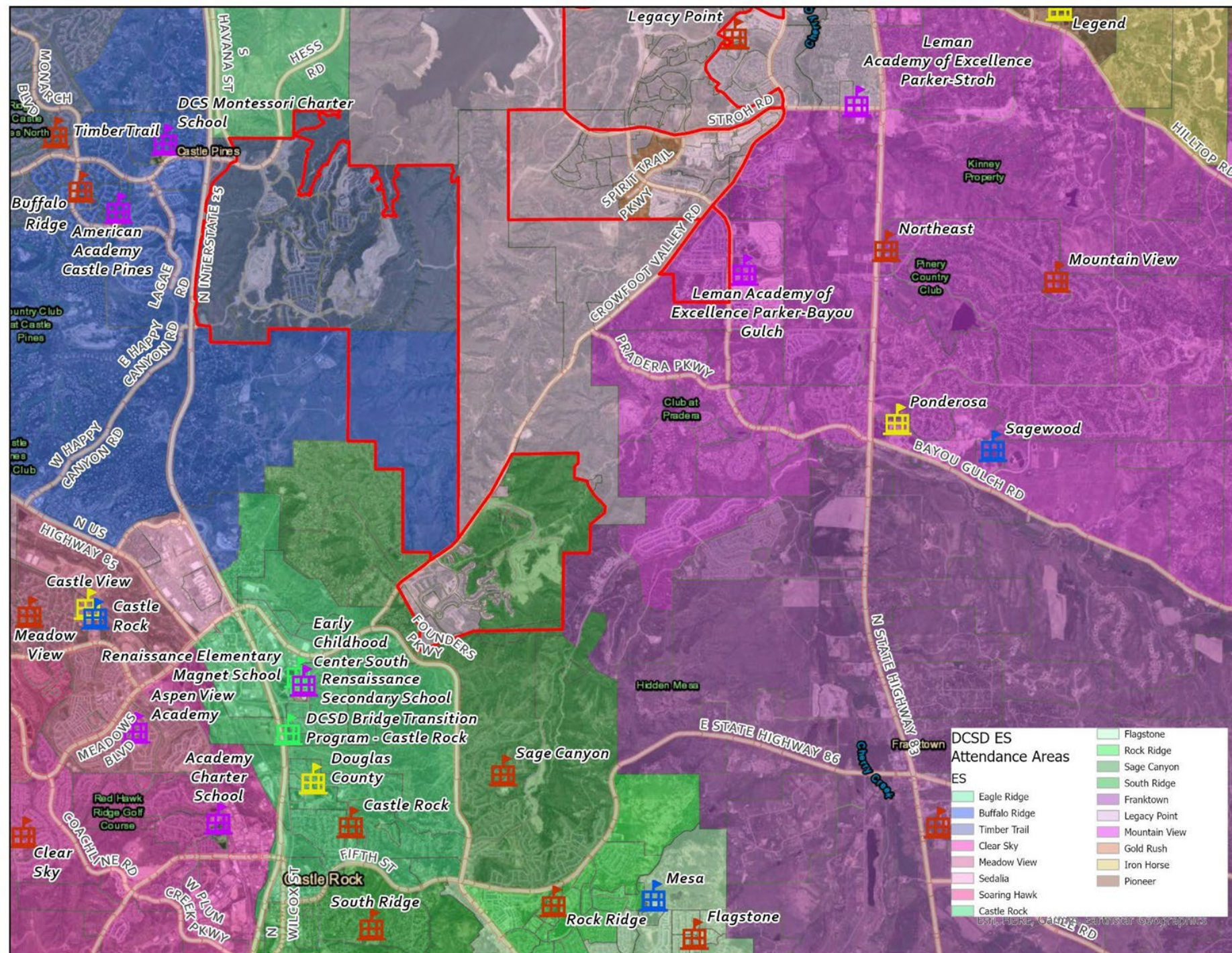
Project Focus Area



- Macanta Planned Development

Project Focus Area

- Neighborhood schools that residences are currently assigned to
 - LPE, SGMS, PHS
- Neighborhood schools proposed for reassignment
 - SGCE, MMS, DCHS



Stakeholder List

Who will guide and implement this?

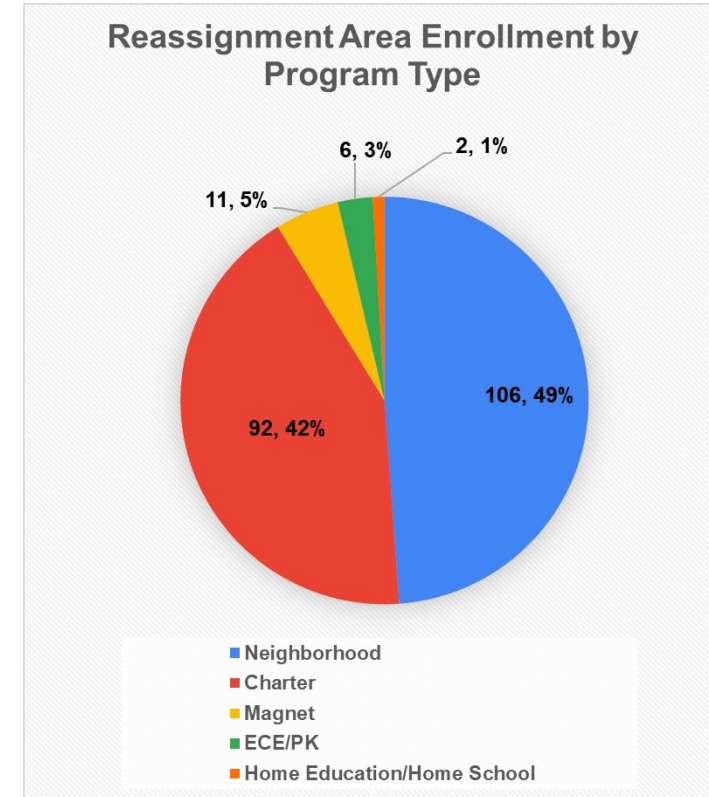
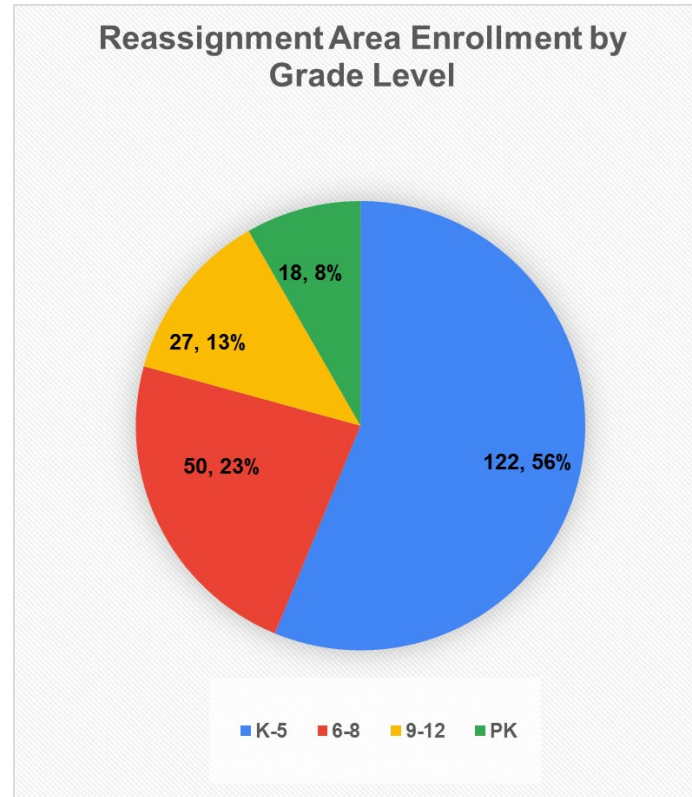
- [DCSD Advisory Committee](#)
 - EDOSs
 - School Principals and Vice Principals
 - Transportation
 - Budget
 - Student Data
 - Choice Programming

Who will be impacted by this?

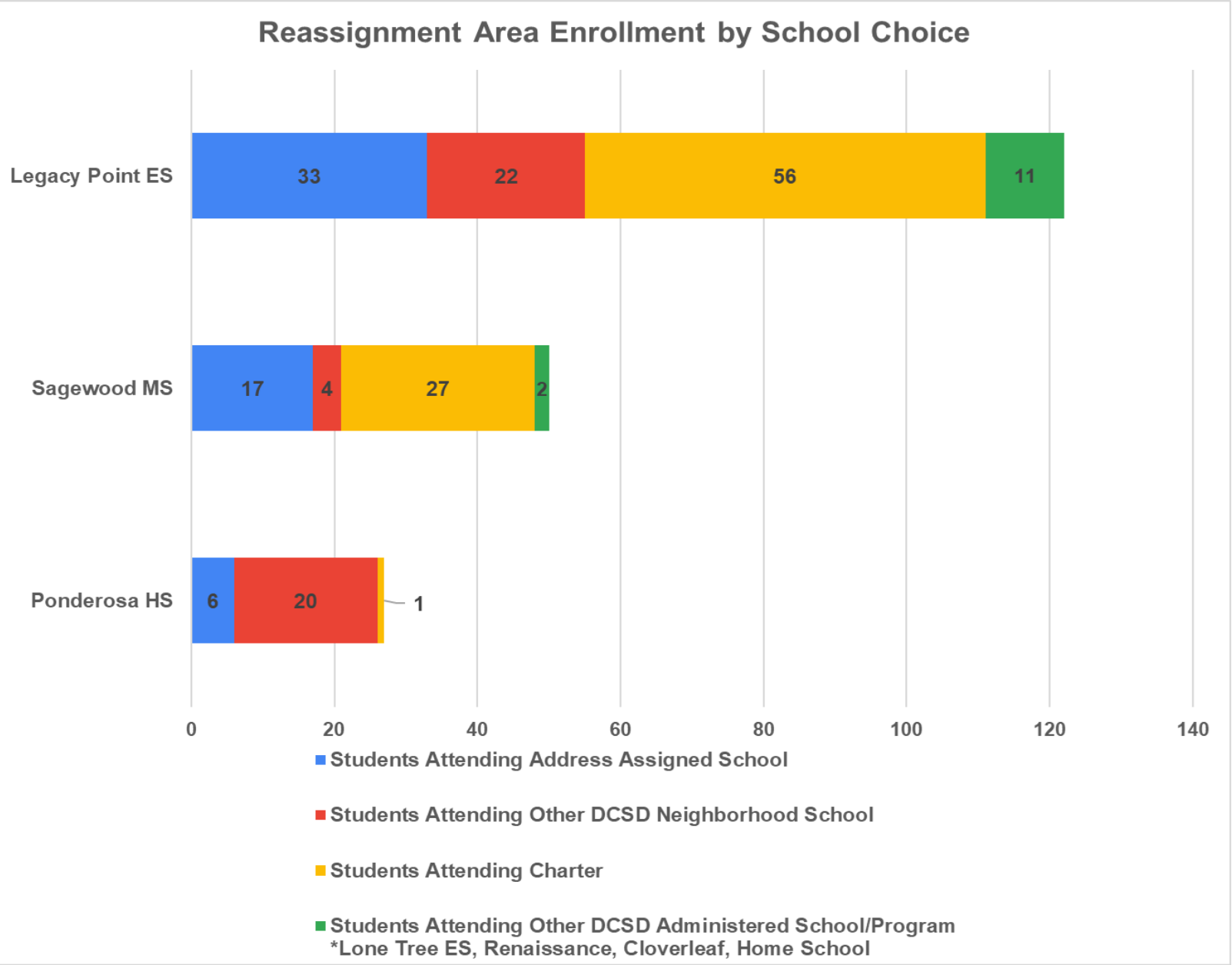
- DCSD households residing in Macanta PD
- Current and prospective owners in Macanta PD (no DCSD enrollment)
- Pupils (and parents of) attending currently assigned schools
- Pupils (and parents of) attending schools proposed for reassignment
- Macanta owner/developer and builders
- Staff at impacted schools

DCSD Enrollment Snapshot

- 250 total PK-12 residing within Macanta Planned Development
 - 18 PK
 - 143 K-5
 - 60 6-8th
 - 29 9-12
- 216 total PK-12 residing within the area of Macanta being considered for reassignment (aka project area)
 - 16 PK
 - 123 K-5
 - 50 6-8
 - 27 9-12



DCSD Enrollment Snapshot



- 57 students residing LPE, SGMC, or PHS
- 65 students attending other DCSD operated school
 - **Than their address assigned neighborhood school*
- 93 students attending DCSD charter school

~25% of total households in project area considered **directly** impacted
**Assuming full reassignment of all levels*

DCSD Enrollment Snapshot

	Total Students Residing in Reassignment Area	Students Attending Address Assigned School	Students Attending Other DCSD Neighborhood School	Students Attending a DCSD Charter School	Students Attending Other DCSD Choice Programming (Magnet, Home School/Online)
PK	16	1	7	8	0
Legacy Point ES	123	34	22	57	10
Sagewood MS	50	17	4	27	2
Ponderosa HS	27	6	20	1	0

Deliverables

- **Data Report**

- Frame issue and provide reference data and figures
 - DCSD households and students
 - Market share and choice totals
 - DCSD transportation utilization
 - Buildout forecast and confirmation of available capacity

- **Macanta PD Neighborhood School Reassignment Scenarios**

- Convey and vet possible reboundary approaches
 - Considerations and “trade offs” of each scenario

- **Final Recommendations Report**

- Recommendation for BOE consideration
 - Incorporates findings from internal vetting and outreach/engagement events

- **Convene Advisory Committee**

- Frame issue and come to shared understanding of “problem statement”
- Justification for recommended boundary reassignment
- Inform and educate Principals, school leadership
- Consensus on feasible vs. not feasible
 - Legacy transportation
 - Legacy enrollment
 - 2025-26 implementation
 - Priority open enrollment offer

- **Develop and Finalize School Reassignment Scenarios** ~50%

- Consensus on 2+ scenarios to present to stakeholders
 - Do nothing
 - Reassign area from LPE to SGCE
 - Effective date?
 - Legacy enrollment details (ES only? ES and MS? ES through HS?)
 - Full or partial reassignment
 - Limited or no legacy transportation

- **Develop and Finalize Outreach & Engagement Plan** ~30%

- Website
- Notification emails and letters
- SACs and PTOs
- Survey and other feedback collection methods/modes
- Town Hall Event (1 virtual and 1 in person)
- Planning staff meetings with developers and builders and sales office visits

Timeline & Action Items

**November 2024-
December 2024**

**Research &
Analysis**



February 2025

**Scenario
Development**



March-June 2025

**Outreach &
Engagement**



June 2025-?

**Implement &
Support**

**Research &
Analysis**

Data
dashboard/resources

Best practices and
lessons learned

Project guidelines

**Scenario
Development**

Outline and communicate
scenarios for
reassignment

Vet scenarios internally
and refine as needed

Communicate vetted
scenarios (internally)

**Outreach &
Engagement**

Educate and inform

Gather feedback on proposed
scenarios

Incorporate feedback into scenarios

Communicate final
recommendation(s)

**Implement &
Support**

BOE consideration

Communicate change to
staff and stakeholders

Coordinate
implementation and
support staff and
stakeholders



Questions?

