

Long Range Planning Committee

March 4, 2026

Dinner : 5:30 pm

Meeting: 6:00 pm - 8:00 pm

DCSD Legacy Campus

Room 247

10035 South Peoria Street

Lone Tree, CO 80134

Agenda

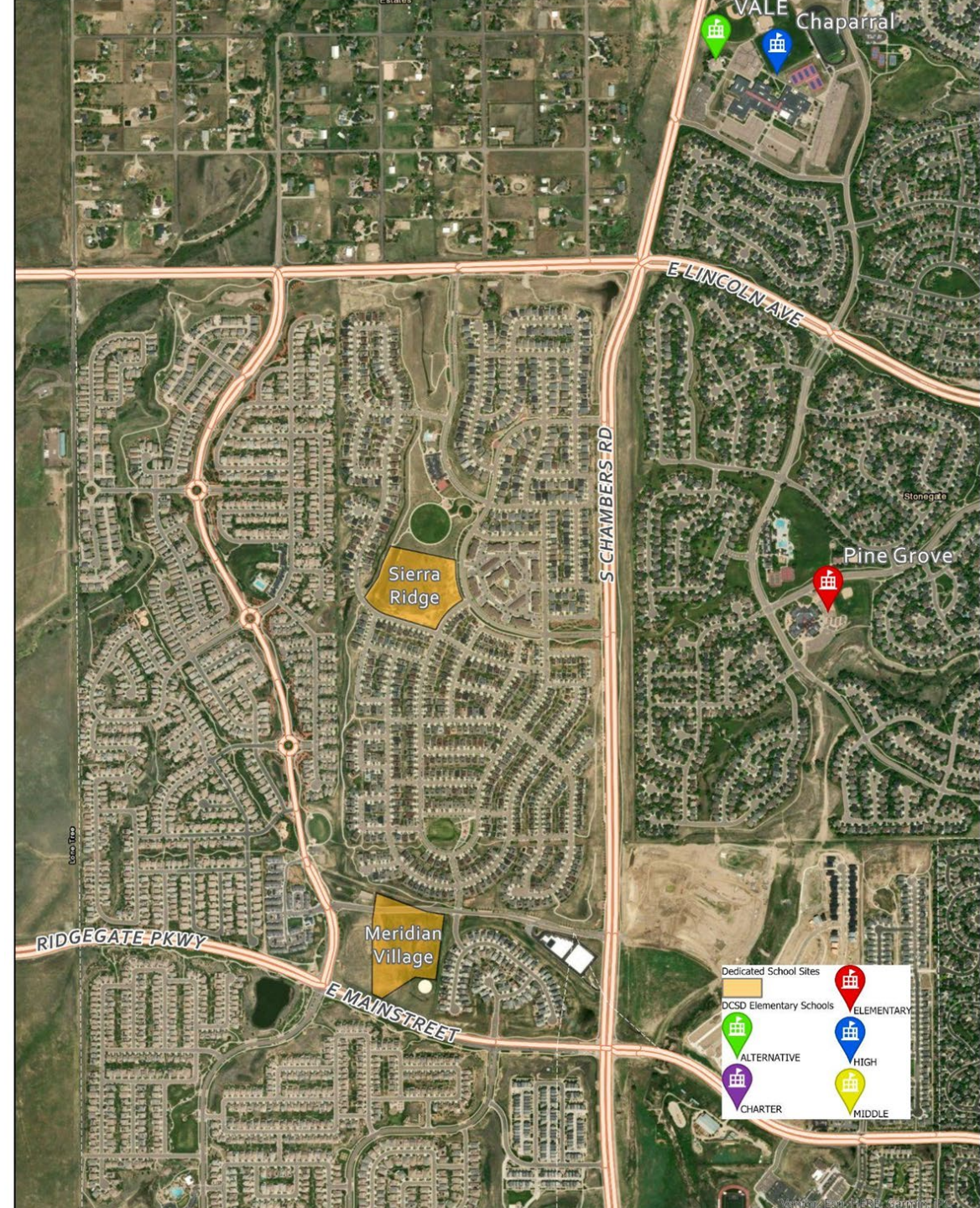
Time	Topic	Facilitator
6:00	Meeting Logistics (10 min) - Roll call/Confirm quorum - February meeting minutes - Welcome to Visitors and Public Participation	LRPC Chair
6:10	Public Comment (10 min)	LRPC Chair
6:20	Land Inventory (20 min) Meridian Village School Site	DCSD Planning
6:40	ES 50 and ES 51 Boundary Determination (20 min) Staff brief/update	DCSD Planning
7:00	2026-27 MCP (20 min) Staff brief/update	DCSD Planning
7:20	Committee Liaisons Update (15 min) DAC, FOC, MBOC, EAC, CART	LRPC Committee Liaisons
7:35	Board of Education Liaison Update (15 min)	Board of Education Liaison
7:50	Other (10 min)	LRPC Chair
8:00	Adjournment	LRPC Chair

Meridian School Site Consideration of Surplus Designation

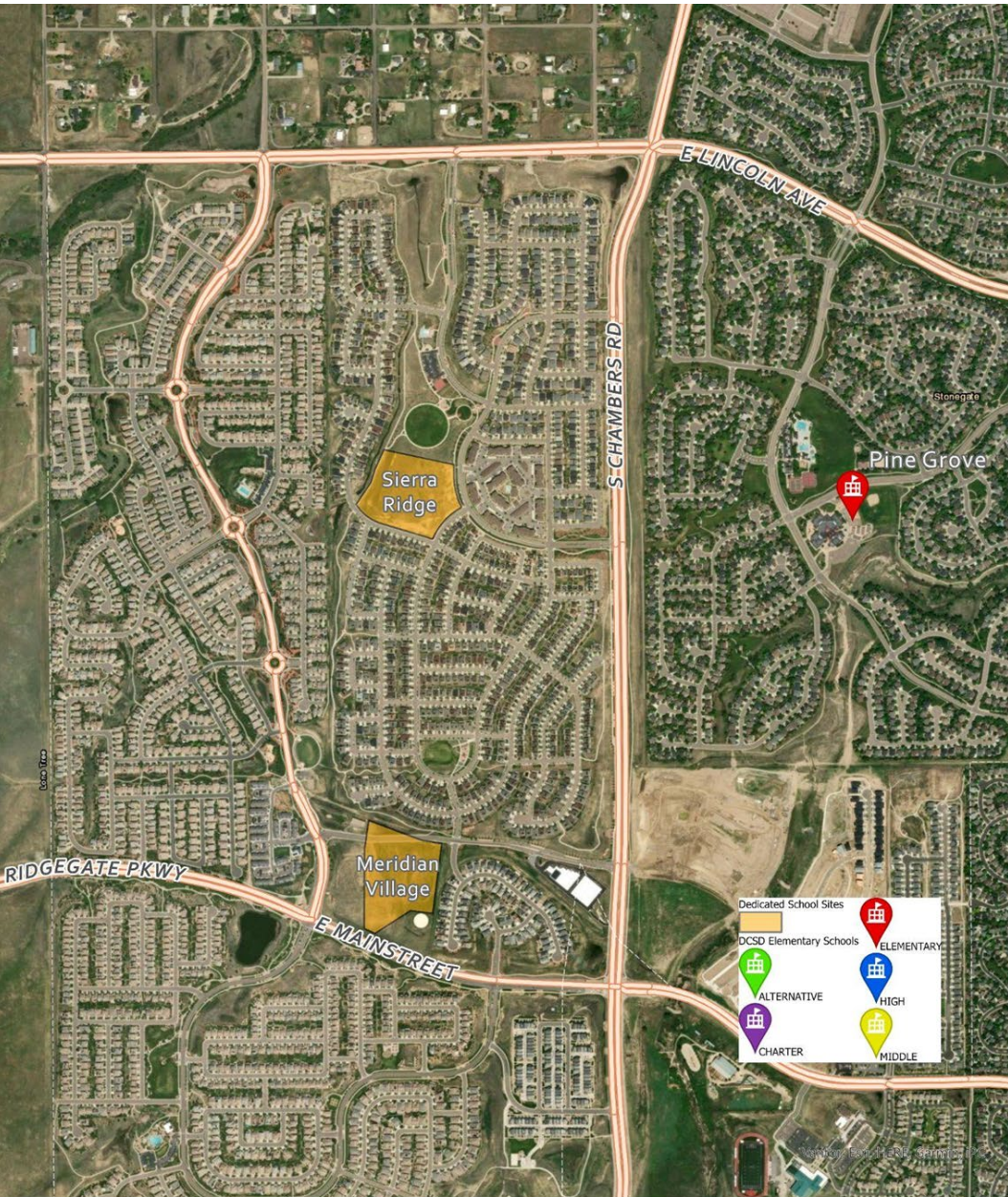
Long Range Planning Committee
March 4th, 2026

Meridian School Site

- Dedicated in 2020 via final plat
- 10.3 acres
- Currently owned by Douglas County BoCC
- Access from West Parker Road
- Located in the Prairie Crossing ES attendance area and Chaparral HS feeder
- Vacant since 2020 dedication and not currently identified for any future school use in District Master Capital Plan



Meridian School Site History



- Site has not been evaluated and considered for potential surplus designation
- Interest from Shea Properties in partnering with School District and County to convert property to affordable housing for the community and school district employees.
- **2023**
 - Shea Homes engages with DCSD on proposal to construct affordable/attainable housing on the site
 - Board of Education briefed on proposal
- **Late 2025-Early 2026**
 - Shea Homes re-engages with DCSD with recent passing of SB 25-167 and increased competition for housing tax credits.
 - Board of Education briefed on proposal
- Staff recommendation
 - ***Consider site surplus designation***

Colorado Revised Statute Surplus Designation

- C.R.S. 22-32-110 Board of Education-specific powers-definitions
 - (1) In addition to any other power granted to a board of education of a school district by law, each board of education of a school district has the following specific powers, to be exercised in its judgment:
 - To **sell and convey district property which may not be needed within the foreseeable future for any purpose authorized by law**, upon such terms and conditions as it may approve; and to lease any such property, pending sale thereof, under an agreement of lease, with or without an option to purchase the same. No finding that the property may not be needed within the foreseeable future shall be necessary if the property is sold and conveyed to a state agency or political subdivision of this state or if the board anticipates that the district will become the tenant of the property under a lease, with or without an option to purchase. A board of education of a school district may only include, by title, covenant, deed, or otherwise, a use restriction on the sale, conveyance, or lease of any district property pursuant to this subsection (1)(e) that restricts the property from being used as a public or nonpublic school for any grade from preschool through the twelfth grade, after providing public notice of its intent to include such use restriction and after discussing the issue in public at a regularly scheduled meeting of the board of education.

Colorado Revised Statute Surplus Designation

- C.R.S. 22-32-110 Board of Education-specific powers-definitions
 - Criteria: Site is not needed for school use in the foreseeable future*
 - Restrictions: BOE can restrict site from being used as public or nonpublic school use with public notice of this intent and discussing the issue at a regularly scheduled BOE public meeting
 - ~~○ Notice: Must post on website as a vacant/underused property available for charter school request. 45 days allowed for charter response to notification and request for site~~

DCSD Policies on Declaring Land as Surplus

[Board File: DN - School Properties Disposal Procedure](#)

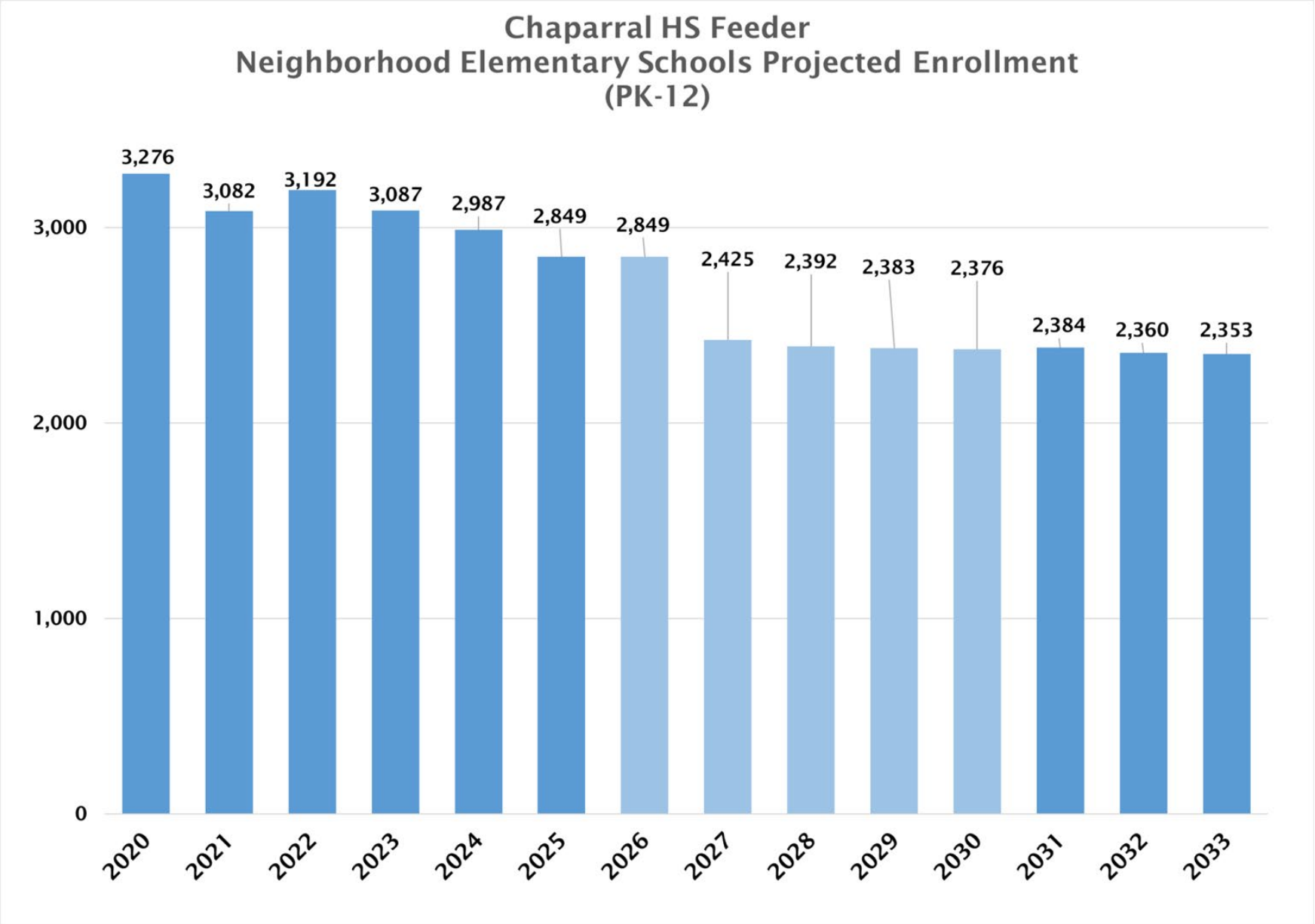
The Board of Education shall authorize the superintendent or designee to act as the authorized agent in the disposition of school district property. The superintendent or designee shall determine whether district property is obsolete, surplus, and/or of no further value to the school district.

Colorado Revised Statute Surplus Designation

- C.R.S. 22-32-110 Board of Education-specific powers-definitions
 - Criteria
 - Current and projected enrollment and capacity
 - Area residential development build out status
 - Site suitability and adequacy for school use
 - Potential alternative uses

Surplus Designation-Enrollment

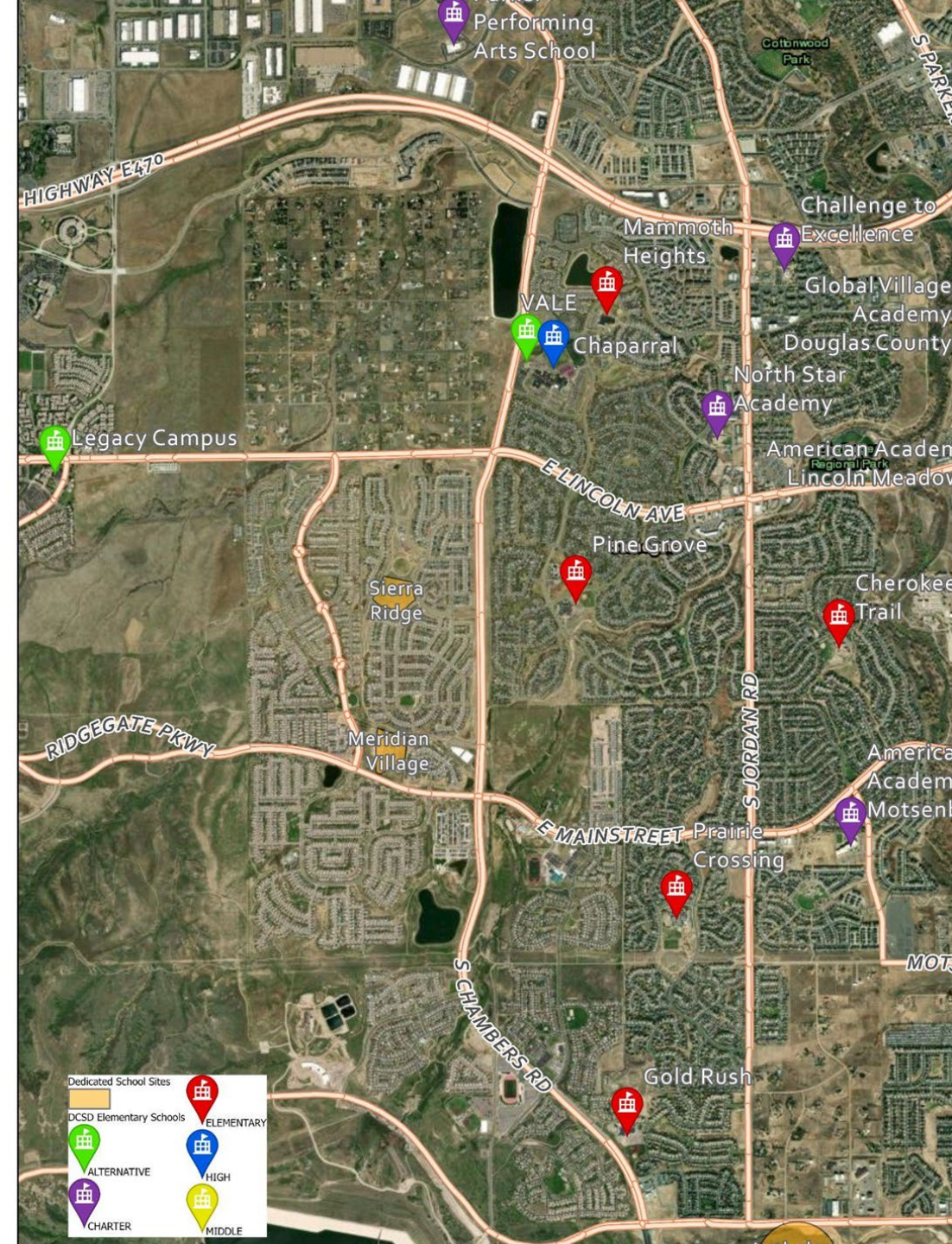
Chaparral HS Feeder
Neighborhood Elementary Schools Projected Enrollment
(PK-12)



- 6th grade migration opens up ~425 seats across five elementary schools within the Chaparral HS feeder
**Cherokee Trail, Mammoth Heights, Pine Lane, Pine Grove, Prairie Crossing*
- Post 6th grade migration enrollment loss, Chaparral HS feeder neighborhood elementary school enrollment forecasted to **decline slightly**. Less than .5% decline most years with some years remaining the same or increasing very slightly.

Surplus Designation-Capacity

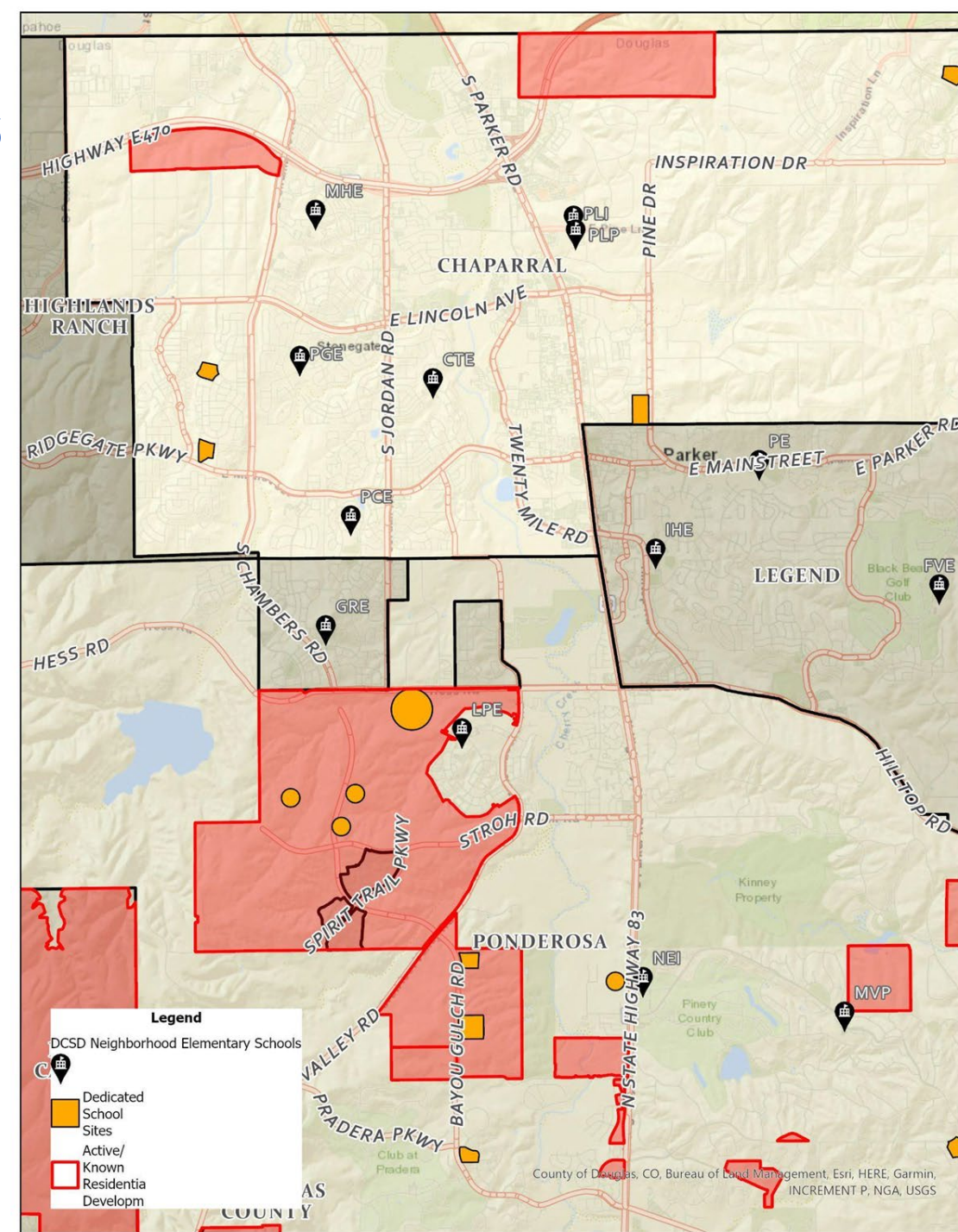
- Mammoth Heights, Pine Grove, and Prairie Crossing are those schools in closest proximity to the Meridian school site and would conceivably serve the enrollment growth that new construction on the Meridian school site would be needed for.
- These three schools alone could accommodate nearly 300 additional needed seats.
- ES 50 site is also in very close proximity to Meridian Village site (~2 miles or a 5 minute drive straight down RidgeGate Pkwy). While capacity at ES 50 needs to be reserved for RidgeGate East buildout this facility could be used for overflow as well.



Surplus Designation

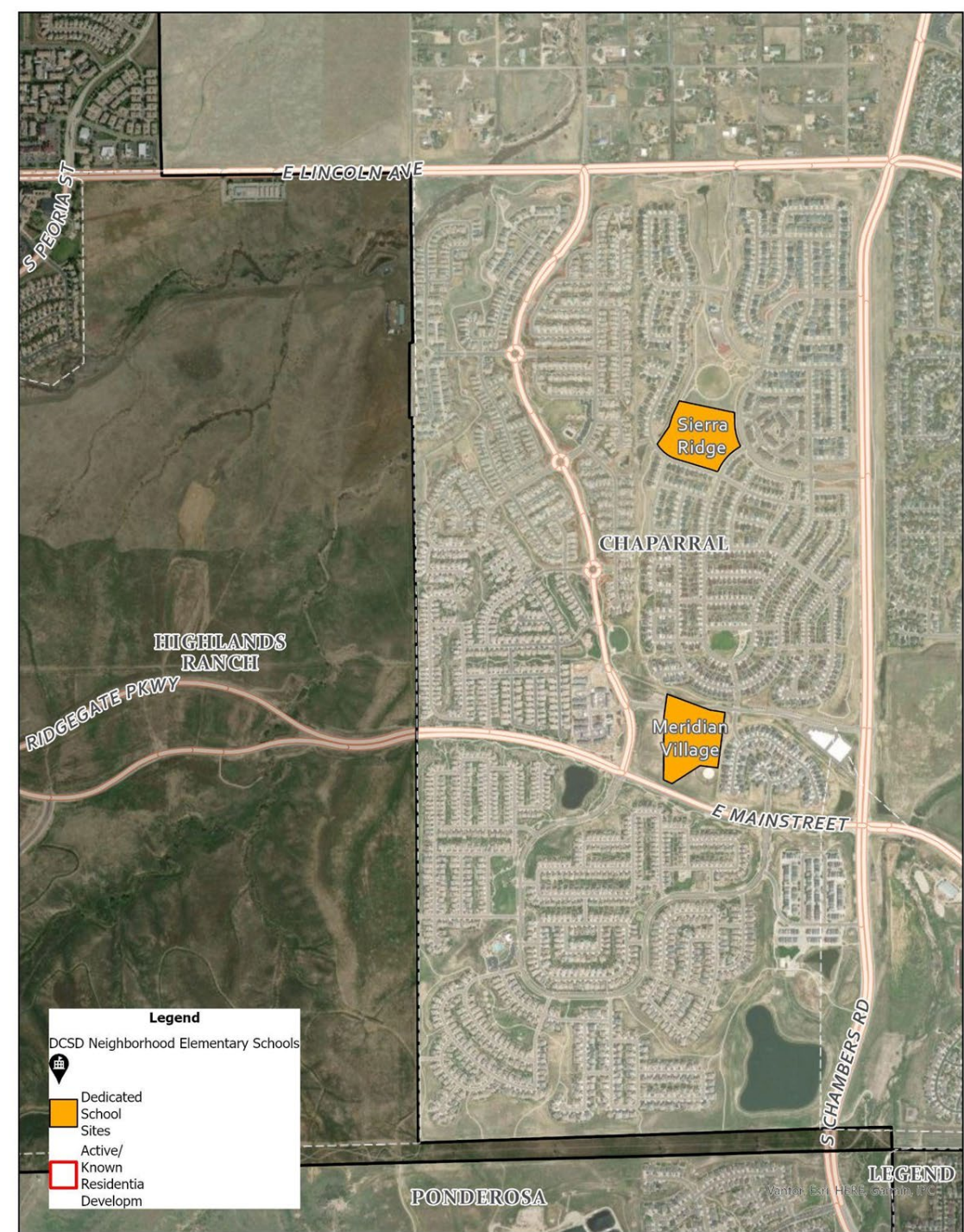
Residential Development Build Out Status

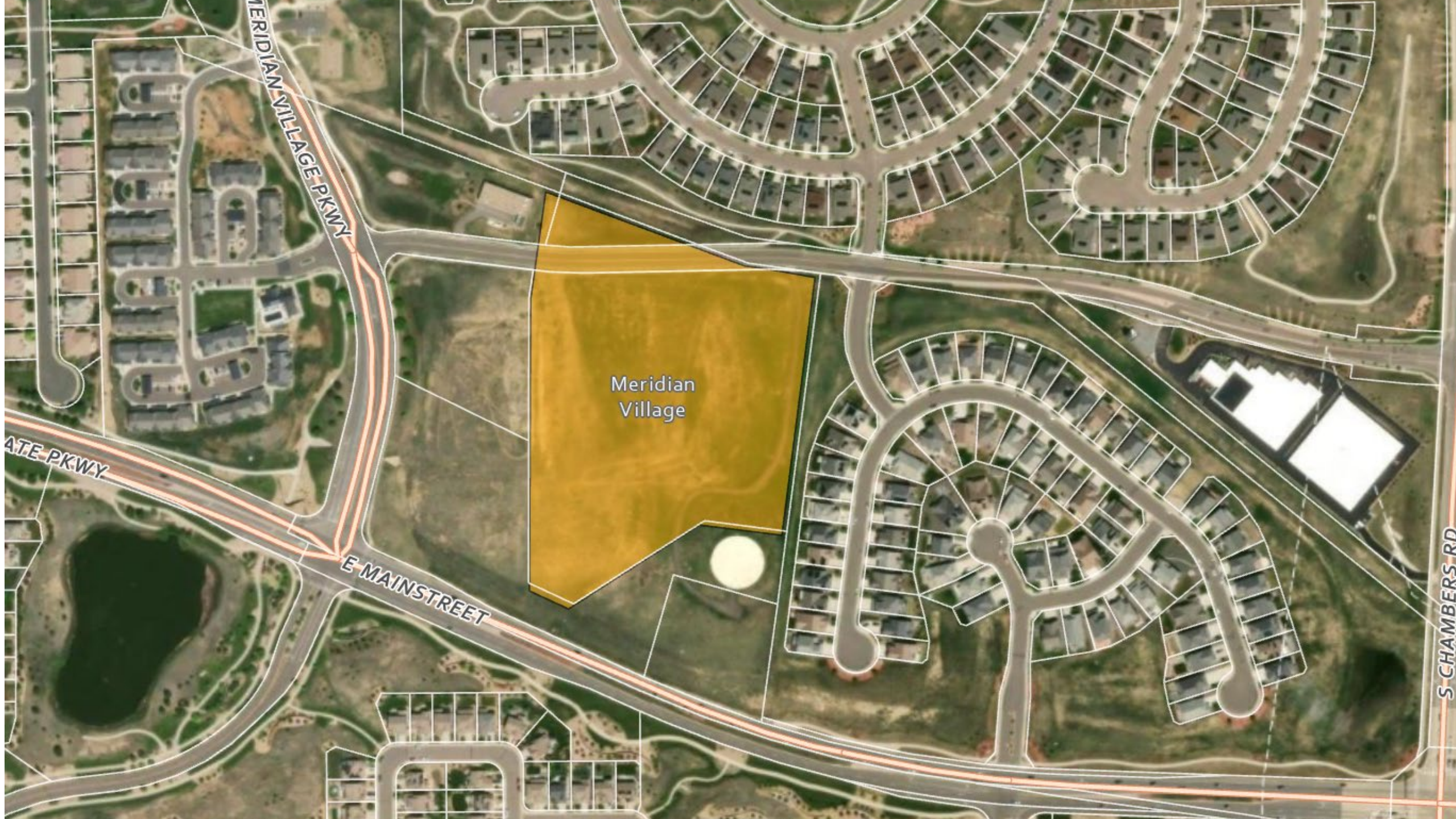
- There is residential growth in the area but this enrollment growth is best served at other locations than the Meridian site
- **RidgeGate East-ES 50**
- **E-470 and NE Douglas County developments**
 - Remaining capacity in existing CHS feeder elementary schools
 - Inspiration (aka Rocking Horse) best site *if* new construction was needed
- **Crowfoot Valley Road and South Hwy 83 developments**
 - Sites located central to the populations which it will serve



Surplus Designation- Site Suitability/Adequacy

- A superior ES site is located ~½ mile away
- Net usable acreage
 - Outparcel acreage north of West Parker Road
 - Moderate to steep grades
 - Additional utility and ROW setbacks
- Access
 - 1 side with frontage and 1 access point





Meridian
Village

E MAIN STREET

MERIDIAN VILLAGE PKWY

ATE PKWY

S CHAMBERS RD

Potential alternative school uses

- Additional alternative uses that have been contemplated by the Master Capital Plan
 - Special Education School (location TBD)
 - ~~CTE and other Alternative Secondary School options (location TBD)~~
 - Additional space and facilities for Bridge Program, eDCSD, and DC Student Support (location TBD)

Unlikely location for additional CTE programming with Legacy Campus located ~2 miles away

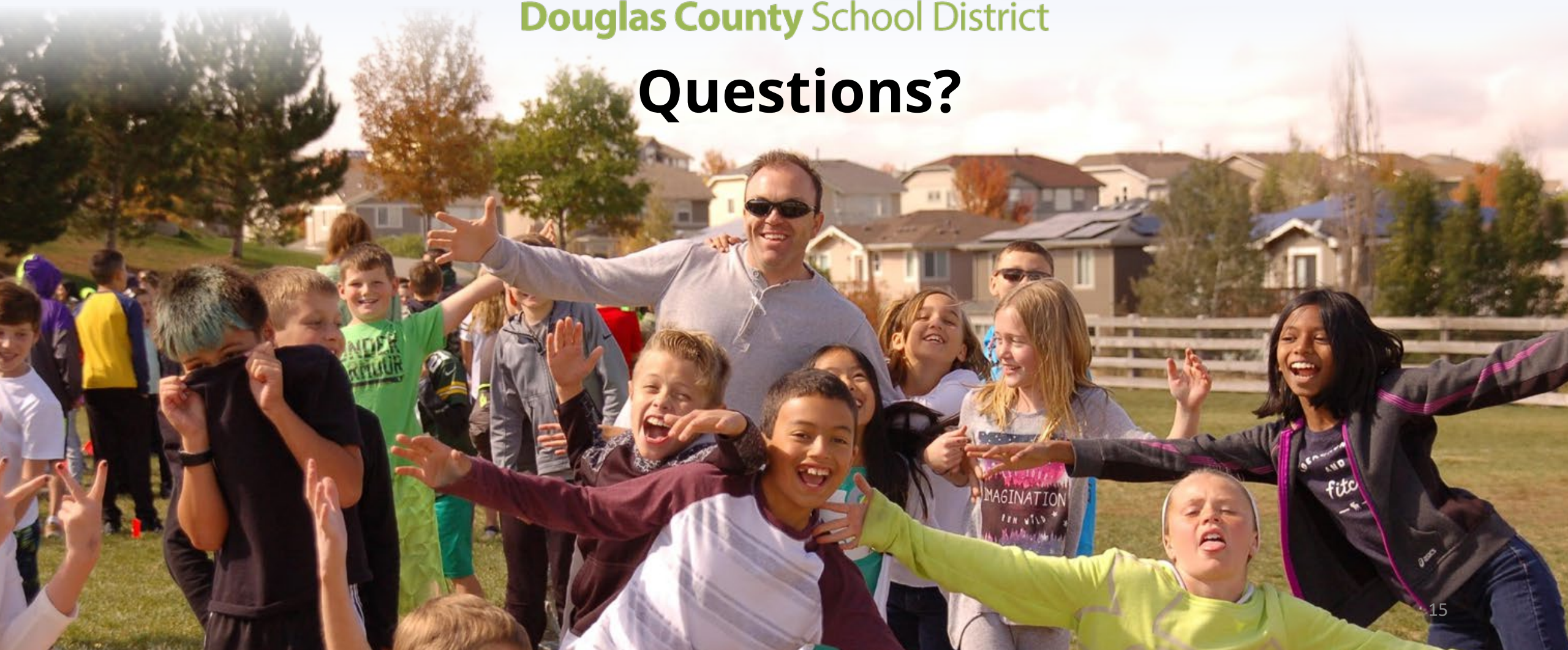


Recommendation Vote

Move that the Board of Education consider the sites presented by staff for surplus designation.



Questions?



ES 51 Boundary Determination Brief

DCSD Board of Education
March 3, 2026



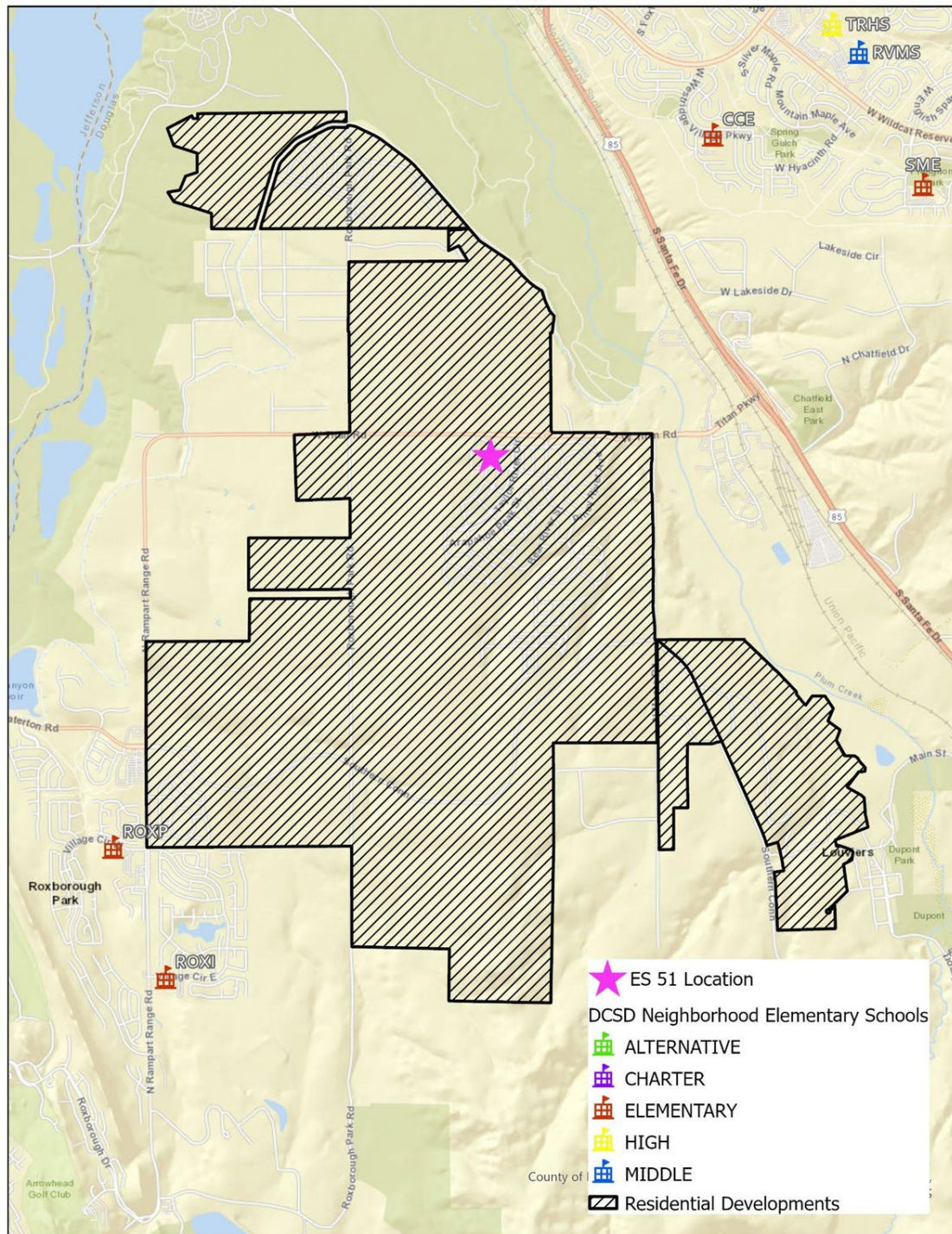
Agenda

Elementary School 51 Boundary Determination

- Background-Process and Work-to-Date
- Recommended Boundary Scenario
- Outreach and Engagement Plan
- Appendices

Elementary School 51 Boundary Determination - Project Summary

- 2024 Bond-funded construction of two new elementary schools, one in East RidgeGate development and the other in the Sterling Ranch development
- Schools are scheduled to open in the 2027-2028 school year. An adoption date of **June 2026** will allow staff and DCSD households time to prepare for opening of 2027-2028 enrollment in **November 2026**.
- The analysis, internal vetting, and outreach and engagement performed between Fall 2026 through May 2026 will inform the final boundary option recommended for adoption.



The Need for Elementary School 51

- 17,050 entitled units with ~3,750 occupied units

New School Boundary Determination Process

Initial Boundary Analysis and Evaluation

Begin data analysis and creation of preliminary boundary scenarios.

Identify special considerations, boundary evaluation criteria, and project timeline

September 2025

New School Boundary Recommendation, Outreach and Engagement Plan

Evaluate identified boundary alternatives and determine preferred boundary scenario.

December 2025

Board of Education Consideration

May and June Board of Education meetings to finalize and adopt Elementary School 50

May-June 2026

November 2025

Internal Vetting of Boundary Scenarios

Vet boundary alternatives and boundary evaluation criteria with Long Range Planning Committee, Internal Planning Committee, and Superintendent's Cabinet

February 2026

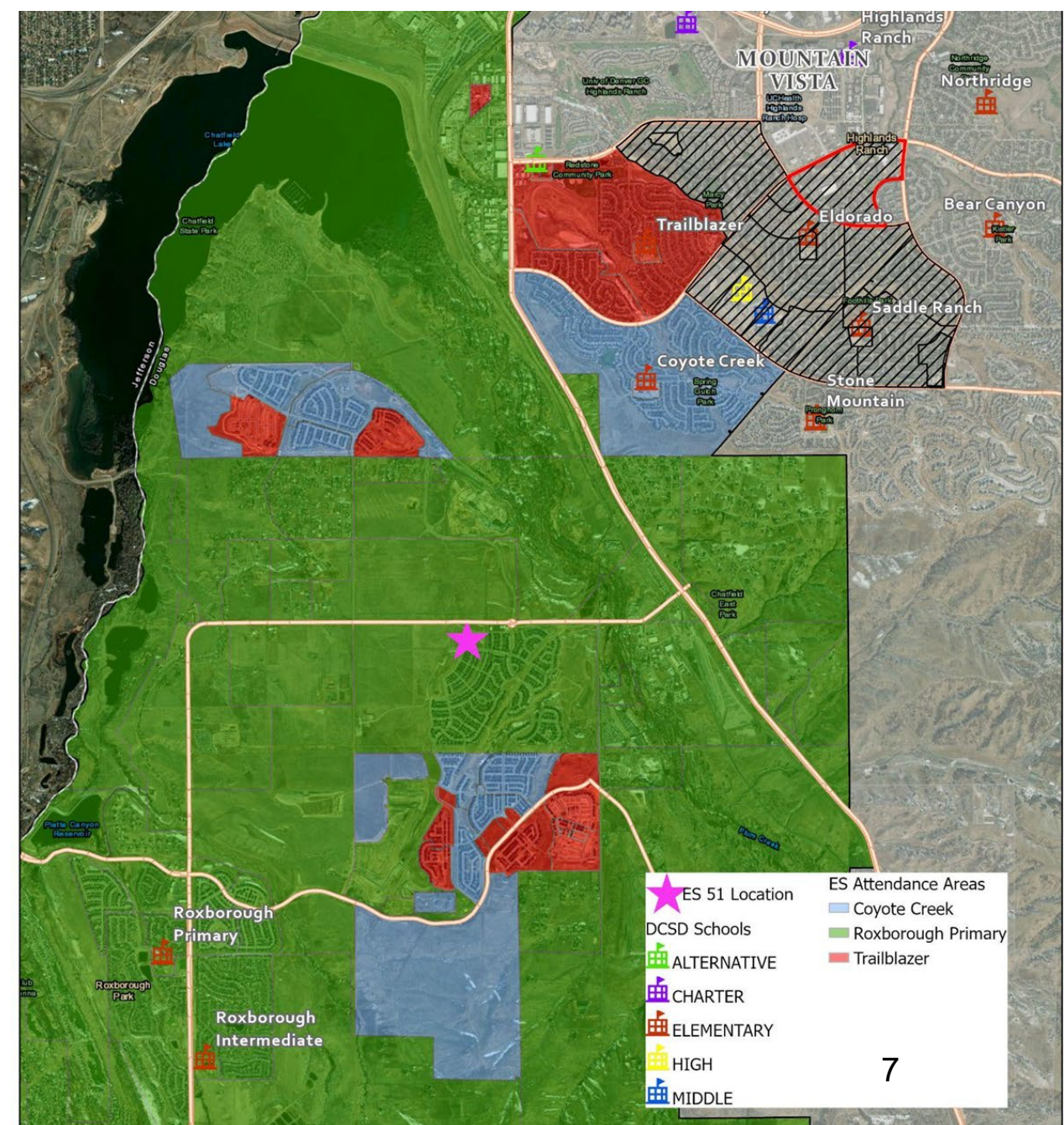
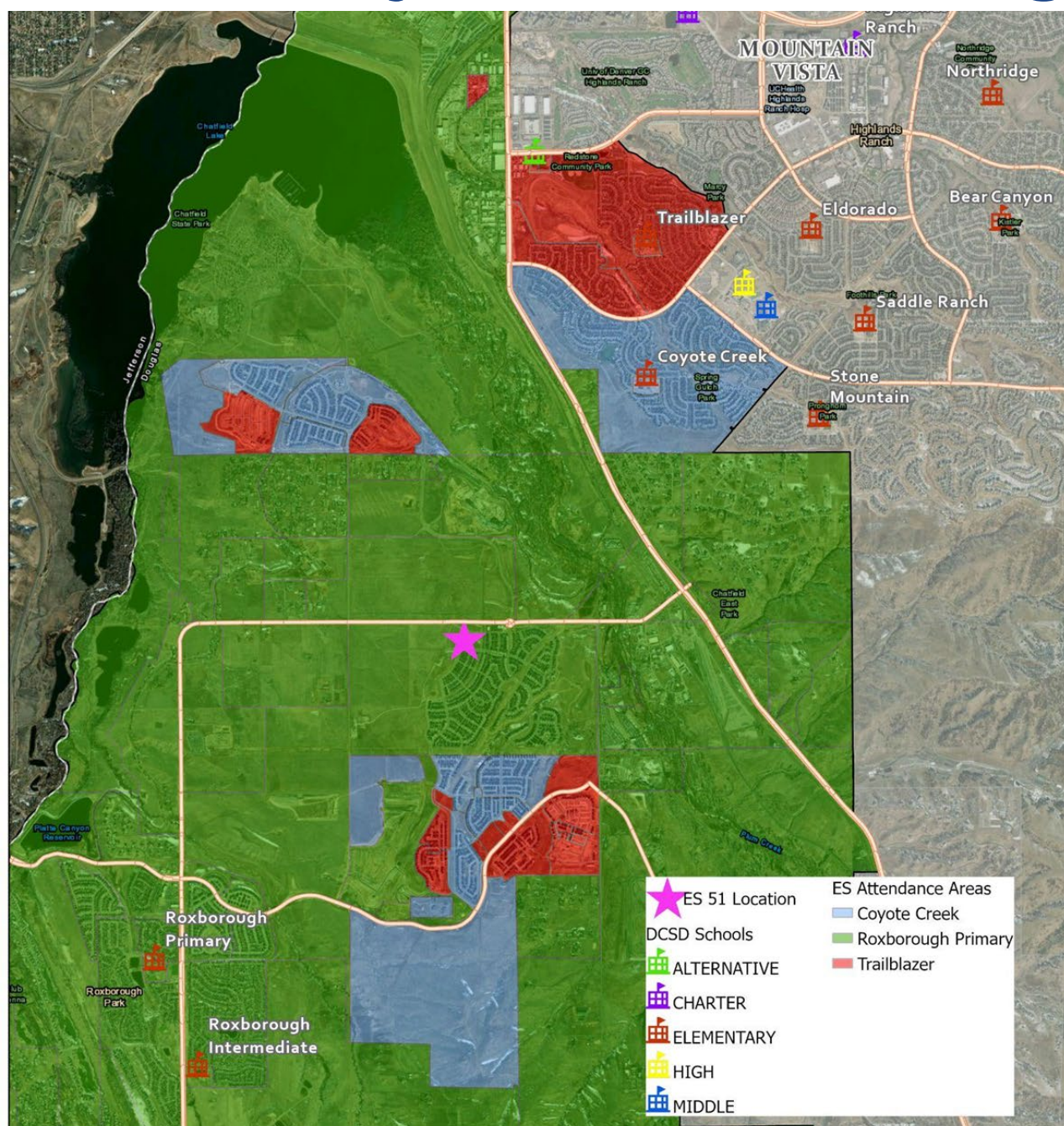
External Vetting-Outreach and Engagement

Vet preferred boundary alternative to external stakeholders. Work with Internal Planning Team, LRPC, and Cabinet to incorporate input and feedback

ES 51 Scenario Criteria and Metrics Used

Safety, Proximity, and Accessibility	Students should be assigned to the school that is closest to them. Minimize required crossing of major roads, intersections, and other barrier to safety and accessibility.	• Proximity of household physical address to DCSD neighborhood schools. • Instances of major crossings within the 1 mile walk zone
Balanced Enrollment	Enrollment and facility capacity utilization should be balanced and equitable amongst all neighborhood schools affected by considered boundary adjustments.	• Total and percent variance in current and projected enrollments and facility capacity utilization
Transportation Efficiency and Efficacy	Avoid increased demand on DCSD transportation staff and services due to inefficient routing. Consider rider experience.	• Total number of additional/less routes compared to current state • Instances of anticipated ride times that are atypically longer than current state
Neighborhood Alignment	Avoid splitting up planned developments and/or neighborhoods amongst multiple school assignments. Avoid non-contiguous zones. Maintain cohesive feeder patterns.	• Instances of: ◦ “Split” developments and neighborhoods ◦ Non-contiguous attendance zones ◦ Non-cohesive feeder patterns
Future Growth	Allow for anticipated future growth and subsequent increases in enrollment and the need for facility capacity	• Number of years forecasted until new school reaches capacity
Disruption to DCSD Households	Avoid reassignment to neighborhood schools other than Elementary School 50	• Total DCSD households and students reassigned to school(s) other than Elementary School 50

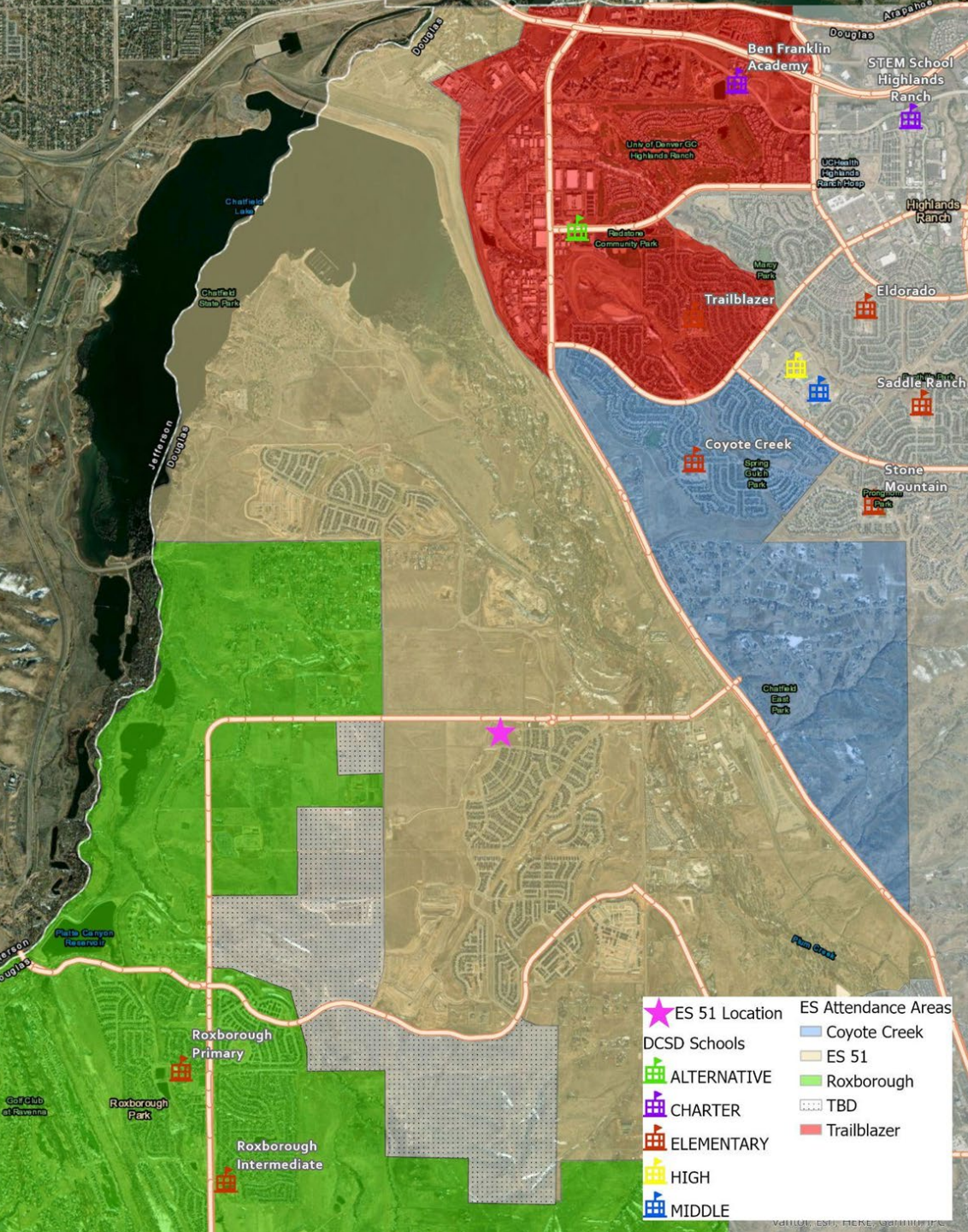
ES 51 Project Area Existing Attendance Boundaries



Preferred ES 51 Scenarios

Preferred Alternative

- All known new residential development is assigned to ES 51. Areas of new residential development that have no official, approved development plans (beyond zoning) are “TBD”. Remaining areas stay assigned to Roxborough Primary and Intermediate.
- Additional area east of Highway 85 that are in closer proximity to Coyote Creek ES are reassigned from RXP/RXI to CCE.
- Areas west of Kendrick Castillo Way are reassigned from Northridge ES to Trailblazer ES.
- Areas directly east of Chatfield Reservoir but west of Highway 85 are reassigned from RXP/RXI to Trailblazer ES.



ES 51 Scenario Enrollments

Scenario Enrollments			2027	2028	2029	2030	2031	2032	2033	Average Deviation from Mean Enrollment
A	ES#51	One of the scenarios with the most balanced enrollment. Increasing enrollment at RXP/RXI over years reflects some areas of known new development remaining assigned to RXP/RXI. Best enrollment outcome for CCE but would require assignment of Solstice development to CCE.	308	323	339	360	392	411	430	28
	Roxborough Primary		298	297	292	296	303	313	321	
	Roxborough Intermediate		298	297	292	296	303	313	321	
	Northridge		329	317	307	297	290	286	281	
	Trailblazer		313	305	300	294	291	291	290	
	Coyote Creek		363	362	362	355	351	351	350	
B	ES#51	Scenario has moderately balanced enrollment. Increasing enrollment at RXP/RXI over years reflects assignment of Solstice development RXP/RXI. CCE enrollment reflects assignment of areas east of Highway 85 only to CCE.	437	462	476	494	524	544	562	60
	Roxborough Primary		288	285	284	287	295	304	313	
	Roxborough Intermediate		288	285	284	287	295	304	313	
	Northridge		329	317	307	297	290	286	281	
	Trailblazer		313	305	300	294	291	291	290	
	Coyote Creek		253	247	243	237	235	235	234	
C	ES#51	The scenario with the most balanced enrollment. Requires assignment of Solstice to both Trailblazer ES and Coyote Creek ES to achieve. Best enrollment outcome for RXP/RXI. This reflects several areas of known new development in Sterling Ranch remaining assigned to RXP/RXI.	298	314	330	351	382	402	421	25
	Roxborough Primary		303	302	297	300	307	317	326	
	Roxborough Intermediate		303	302	297	300	307	317	326	
	Northridge		329	317	307	297	290	286	281	
	Trailblazer		368	363	360	352	349	349	347	
	Coyote Creek		308	304	303	296	293	293	292	
D	ES#51	This scenario proposes leaving boundaries as they are except for the reassignment of all of Sterling Ranch currently ongoing development to ES 51. As a result this is one of the scenarios with the most balanced enrollment when considering all schools or only those schools west of Highway 85 but enrollment amongst schools east of Hwy 85 only remains unbalanced. Best enrollment outcome for RXP/RXI but again requires that some known new development in Sterling Ranch remain assigned to RXP/RXI.	298	314	330	351	382	402	421	32
	Roxborough Primary		303	302	297	300	307	317	326	
	Roxborough Intermediate		303	302	297	300	307	317	326	
	Northridge		410	396	385	373	366	361	356	
	Trailblazer		287	284	282	276	274	274	272	
	Coyote Creek		308	304	303	296	293	293	292	9

ES 51 Scenario Enrollments cont.

Scenario Enrollments			2027	2028	2029	2030	2031	2032	2033	Average Deviation from Mean Enrollment
E	ES#51	One of the scenarios with the least balanced enrollment. Best enrollment outcome for RXP/RXI but again requires that some known new development in Sterling Ranch remain assigned to RXP/RXI. It is the scenario with the least balanced enrollment when looking only at those schools east of Hwy 85. Also one of the scenarios with the lowest enrollments for CCE and TBE as this reflects reverting boundaries for both schools to their pre-overflow state with no additional suggested adjustments.	463	486	505	523	553	573	590	88
	Roxborough Primary		303	302	297	300	307	317	326	
	Roxborough Intermediate		303	302	297	300	307	317	326	
	Northridge		410	396	385	373	366	361	356	
	Trailblazer		232	226	222	218	216	216	215	
	Coyote Creek		253	247	243	237	235	235	234	
F	ES#51	Moderately balanced enrollment. Lower enrollments for RXP/RXI and higher enrollments at CCE reflect assignment of Solstice to CCE.	363	380	395	415	446	466	484	64
	Roxborough Primary		271	269	264	268	276	286	294	
	Roxborough Intermediate		271	269	264	268	276	286	294	
	Northridge		329	317	307	297	290	286	281	
	Trailblazer		313	305	300	294	291	291	290	
	Coyote Creek		363	362	362	355	351	351	350	
G	ES#51	This scenario attempts to boundary all of the Chatfield Valley area (i.e., area west of Hwy 85 and north of RXP/RXI campuses) to ES 51. This results in the scenario with the least balanced enrollment . As a result, ES 51 capacity is reached quickly and RXP/RXI enrollments are forecasted to be very low.	608	636	654	688	736	776	812	146
	Roxborough Primary		203	198	195	190	189	189	188	
	Roxborough Intermediate		203	198	195	190	189	189	188	
	Northridge		410	396	385	373	366	361	356	
	Trailblazer		232	226	222	218	216	216	215	
	Coyote Creek		253	247	243	237	235	235	234	
H	ES#51	Moderately balanced enrollment. Leaving the portion of Sterling Ranch in immediate proximity to RXP/RXI assigned there tempers enrollment loss. Additional adjustments made to CCE, TBE, and NRE boundaries to better balance and preserve TBE and CCE enrollment and	285	299	345	387	424	452	476	60
	Roxborough Primary		233	244	249	252	255	258	256	
	Roxborough Intermediate		233	244	249	252	255	258	256	
	Northridge		426	435	422	410	403	395	391	
	Trailblazer		375	333	312	301	299	303	310	
	Coyote Creek		359	346	317	294	295	299	304	10

ES 51 Scenario Enrollments cont.

Scenario Enrollments			2027	2028	2029	2030	2031	2032	2033	Average Deviation from Mean Enrollment
I	ES#51	Moderately balanced enrollment. RXP/RXI enrollment is somewhat preserved by leaving portions of current, ongoing development in Sterling Ranch assigned to RXP/RXI. Additional adjustments made to CCE, TBE, and NRE boundaries to better balance and preserve TBE and CCE enrollment to the extent possible.	492	520	539	556	586	606	623	77
	Roxborough Primary		261	256	252	256	264	274	282	
	Roxborough Intermediate		261	256	252	256	264	274	282	
	Northridge		329	317	307	297	290	286	281	
	Trailblazer		313	305	300	294	291	291	290	
	Coyote Creek		253	247	243	237	235	235	234	
J	ES#51	Moderately balanced enrollment. RXP/RXI enrollment is somewhat preserved by leaving portions of current, ongoing development in Sterling Ranch assigned to RXP/RXI. Additional adjustments made to CCE, TBE, and NRE boundaries to better balance and preserve TBE and CCE enrollment and	430	443	482	503	533	554	571	61
	Roxborough Primary		292	295	281	282	290	300	308	
	Roxborough Intermediate		292	295	281	282	290	300	308	
	Northridge		329	317	307	297	290	286	281	
	Trailblazer		313	305	300	294	291	291	290	
	Coyote Creek		253	247	243	237	235	235	234	

ES 51 Preferred Scenario Alignment with Criteria

Safety, Proximity, and Accessibility	Scenario improves this in comparison to current state. Currently only 61% of households are assigned to the school closest to them. Preferred scenario assigns 80% of households to the school closest to them. Does not create any crossings of major roads, intersections, etc. in 1 mile walk zone.
Balanced Enrollment	Offers moderately balanced enrollment when considering all evaluated scenarios. Offers the most balanced enrollment of those scenarios that resolve the overflow bussing system . The average variance in total enrollment amongst all five schools (ES 51, RXP, RXI, CCE, TBE, and NRE) and considering all seven years forecasted was 60 students.
Transportation Efficiency and Efficacy	One of five options evaluated that adds 0-1 additional Gen Ed routes in comparison to current state. Routes are anticipated to have a shorter ride time with the resolution of overflow bussing to CCE and TBE as the households currently overflowed to these schools are significantly closer to ES 51. This scenario also preserves all 1 mile walk zones.
Neighborhood Alignment	One of two scenarios that best aligns with existing planned development and neighborhood extents. The only scenario that aligns with PD and neighborhood extents to this degree while still preserving RXP/RXI 1 mile walk zone and enrollment.
Future Growth	This scenario leaves adequate space for additional residential development and enrollment growth at Elementary School 51.
Disruption	This scenario would reassign 290 PK-12 students from Northridge ES/Mountain Ridge MS/Mountain Vista HS to Trailblazer ES/Ranch View MS/ThunderRidge HS. Only ~150 of these students are not open enrolled and considered truly affected. The breakdown of these students is below: NRE-74 MRMS-17 MVHS-67 This scenario would also reassign approximately 20 students from Roxborough Primary and Intermediate to Coyote Creek ES. The majority of these students are open enrolled to schools other than RXP/RXI.

Outreach and Engagement Plan

- Present preferred scenario to DCSD households and other external stakeholders for their input and feedback.
- Gather input and feedback and incorporate into final recommendations presented in May and June 2026.
- Goals
 - Engage early and often
 - Reach stakeholders via a variety of modes
 - Inform vs. consult appropriately
 - Solicit feedback in an effective and meaningful way
 - Use feedback to modify boundary scenario to best meet stakeholder needs

If and where possible

Month	Task	Tentative Date
February 2026	Brief LRPC of preferred/recommended scenario and planned outreach and engagement	Early February
	Brief Board of Education of preferred/recommended scenario and planned outreach and engagement	
	Develop and vet content for project website	Mid February
	Plan and schedule in person and virtual public information sessions and meetings	Mid February-Mid March
	Advertise in person and virtual public information sessions and meetings via DCSD communication channels	
	Launch website	Late February
	Notify affected households via e-mail and physical mail of new school boundary under consideration	
March 2026	Cabinet Brief	Early March
	Long Range Planning Committee Brief	
	Notify/hold affected households via e-mail of in person and virtual meetings	Early-Mid March
	Hold first in person and virtual public information session and meeting for affected DCSD households	Mid-Late March
	Hold in person and virtual public information sessions and meetings for identified stakeholder groups	Mid March-Mid April
	Internal Planning Committee Meeting-Review public input and feedback. Incorporate into staff recommendation as able	Late March
	Cabinet Brief	
April 2026	Long Range Planning Committee Brief	Early April
	Notify/hold affected households via e-mail of second set of in person and virtual meetings	Early-Mid April
	Internal Planning Committee Meeting-Continue review of public input and feedback. Incorporate into staff recommendation as needed	Mid April
	Hold second in person and virtual public information session for affected DCSD households	
May 2026	Cabinet Brief	Early May
	LRPC Brief	
	Internal Planning Committee Meeting-Review public input and feedback. Incorporate into staff recommendation as needed	
	Board of Education Study Session-Staff presentation of process and any revisions	Mid May-Early June
June 2026	Notify families via email and physical mail of boundary being considered at June Board of Education meeting	
	Board of Education Vote	

ES 51 Preferred Scenario Alignment with Criteria

	Scenario A	Scenario B	Scenario C	Scenario D	Scenario E
Safety, Proximity, and Accessibility	71% of households assigned to school closest to them.	78% of households assigned to school closest to them	71% of households assigned to school closest to them	81% of households assigned to school closest to them	88% of households assigned to school closest to them
Balanced Enrollment	Scenario results in significant improvement to equity and balance in enrollment and facility utilization.	Scenario results in moderate improvements to equity and balance in enrollment and facility utilization.	Scenario results in significant improvement to equity and balance in enrollment and facility utilization.	Scenario results in significant improvement to equity and balance in enrollment and facility utilization.	Scenario worsens equity and balance in enrollment and facility utilization.
Transportation Efficiency/Efficacy	Adds up to 2 additional routes.	Adds up to 2 additional routes.	Adds up to 2 additional routes.	Adds up to 3 additional routes	No new routes needed. Ride times shortened due to resolution of overflow bussing.
Neighborhood Alignment	Significant splitting of Planned Developments amongst multiple school assignments	Splits portions of Planned Developments amongst multiple school assignments.	Leaves non-contiguous islands in the Solstice development. Significant splitting of Planned Developments amongst multiple school assignments	Leaves non-contiguous islands in the Solstice development. Significant splitting of Planned Developments amongst multiple school assignments.	Splits portions of Planned Developments amongst multiple school assignments. Creates non-contiguous islands.
Future Growth	Leaves adequate space in ES 50 for anticipated future growth.	Leaves adequate space in ES 50 for anticipated future growth.	Leaves adequate space in ES 50 for anticipated future growth.	Leaves adequate space in ES 50 for anticipated future growth.	Leaves adequate space in ES 50 for anticipated future growth.
Disruption	Some disruption to DCSD households.	Some disruption to DCSD households.	Some disruption to DCSD households.	No disruption to DCSD households.	No disruption to DCSD households.

ES 51 Preferred Scenario Alignment with Criteria

	Scenario F	Scenario G	Scenario H	Scenario I	Scenario J
Safety, Proximity, and Accessibility	75% of households assigned to school closest to them.	79% of households assigned to school closest to them.	79% of households assigned to school closest to them.	81% of households assigned to school closest to them.	85% of households assigned to school closest to them.
Balanced Enrollment	Scenario results in moderate improvements to equity and balance in enrollment and facility utilization.	Scenario significantly worsens enrollment imbalance and inequality amongst affected schools.	Scenario results in moderate improvements to equity and balance in enrollment and facility utilization.	Scenario worsens enrollment imbalance and inequality amongst affected schools.	Scenario results in moderate improvements to equity and balance in enrollment and facility utilization.
Transportation Efficiency/Efficacy	Adds up to 3 additional routes.	Adds up to 1 additional route. Ride times shortened due to resolution of overflow bussing.	Adds up to 1 additional route. Ride times shortened due to resolution of overflow bussing.	No additional routes needed. Ride times shortened due to resolution of overflow bussing.	No additional routes needed. Ride times shortened due to resolution of overflow bussing.
Neighborhood Alignment	Splits portions of Planned Developments amongst multiple school assignments.	Keeps Planned Developments completely intact and with a singular school assignment.	Keeps Planned Developments almost completely intact and with a singular school assignment except for area within RXP/RXI 1 mile walk zone.	Splits portions of Planned Developments amongst multiple school assignments.	Splits portions of Planned Developments amongst multiple school assignments
Future Growth	Leaves adequate space in ES 50 for anticipated future growth.	ES 51 reaches facility capacity 5 years from opening.	Leaves adequate space in ES 50 for anticipated future growth.	Leaves adequate space in ES 50 for anticipated future growth.	Leaves adequate space in ES 50 for anticipated future growth.
Disruption	Some disruption to DCSD households.	Some disruption to DCSD households.	Some disruption to DCSD households.	Some disruption to DCSD households.	Some disruption to DCSD households.

Q & A

