

D20 Boundary Committee
March 9, 2017 – Meeting Minutes
Location – EAC Spruce I

Committee Members Present: Becky Allan, Janet Barr, Lisa Brigger, Aline Chambre, Allison Cortez, Levka Craft, Eileen Cuthbertson, Stephen Cutler, Hannah Dunn, Stephen Gaines, Cindy Hardin, Heather Henneman, Joshua Hogan, Charie Horne, Dwight Jones, Tracy Kasunick, Kendra Larmour, Doug Lundberg, Laura Olson, Heidi Pace, Susan Paulson, Henry Reitwiesner, Pat Richardson, Martin Ruybal, Brett Smith, Michelle Tucker, John West

The meeting began at 5:00 p.m.

Ms. Allan welcomed everyone as they enjoyed dinner and reviewed the DRAFT minutes from the 2/23/17 meeting. As handouts were distributed in packets to everyone, Ms. Allan explained where each belonged in the members' binders and how to label new items in the Table of Contents. The Committee approved the DRAFT minutes from the 2/23/17 meeting without the need for any changes. Copies of these ratified minutes will be available at the next meeting and will be posted to the website.

At this time, Ms. Allan asked Committee members to introduce themselves for the benefit of guests, Mr. Joe Loidolt, President of Home Building for Classic Homes, and Mr. Tom Taylor, Director of Development for LaPlata Communities, Inc. Mr. Loidolt began his presentation by distributing maps of the Flying Horse North phasing plan, showing the boundaries between District 20 and District 38. This map distinguishes number of homes per phase between each school district. Mr. Henry Reitwiesner asked Mr. Loidolt to show on our large District map where Classic Homes will be developing (northeast edge). Homes will range in price from approximately mid-\$400K and up; house and lot will begin at \$500K and up. Home sizes are 2,000 sq. ft. and up, with an average lot size of 2.5 acres. A golf course is also planned. Timeframe for move in is planned to begin in 2019, with construction beginning in 2018.

Ms. Allan next introduced Mr. Tom Taylor from LaPlata Communities, Inc., the primary builder for Cordera, North Fork (also known as Kettle Creek), Pine Creek, and The Farm. Mr. Taylor presented his PowerPoint, beginning with an aerial view of the area being developed, which also outlines each of the aforementioned subdivisions. Mr. Taylor's presentation includes slides of the Briargate Master Plan and slides of the subdivisions broken down according to type (residential, multi-family, office, commercial, etc.) As a reference point, Ms. Allan asked Mr. Taylor to show the Committee where ES#21 will be built. North Fork is currently under development with approximately 191 homes planned. Overall, approximately 700 homes are planned for construction. Mr. Taylor next reviewed Cordera and its approximation to Chinook Trail Elementary. In addressing each completion phase, Mr. Taylor stated the overall density would include approximately 1,600 homes, with The Farm containing approximately 500 homes. Construction for Filing 4 should begin in the spring, with work having already commenced in the first few filings. Question: Have you seen the same type of buyers - families with children? Mr. Taylor responded that it seems younger families are interested in North Fork due to the lower price point of homes. Question: When do you anticipate the need for a new school site in The Farm? Ms. Allan responded we do not know, but this expenditure is not in the current Bond passage.

Ms. Allan invited the members to stand, stretch, enjoy dessert, and refresh drinks while she connected with Mr. Scott Torlucci and Mr. Adrian Lopez of Davis Demographics. Mr. Dwight Jones introduced himself to Davis Demographics, and Ms. Allan introduced Mr. Loidolt and Mr. Taylor. Ms. Allan requested that the Davis team again review the process of ensuring they receive all data and how it factors into long-term projections. Davis has contact with the City of Colorado Springs, El Paso County, the developers, and Mr. Don Smith, District 20 Planning Consultant, to obtain data. They look at types of units (single, multiple, apartment buildings), number of units to be built, and consider scheduled phasing. Ms. Allan referred Committee members to page 15 of the Davis Demographics presentation, which illustrates the Student Yield Factors and Residential Development data. Question: Are these buildouts reflected in the numbers already? Yes.

Ms. Allan next referred to two questions posted to the Parking Lot from the 2/23/17 meeting: “When redistricting, it seems we are limited by study area boundaries. Is this accurate?” Answer: This is accurate. Study areas are the building blocks of attendance areas in order to get a good sample size; they are broken up by 50, 100, and 150 block groups. There is an online map to view the study areas. The objective is to keep neighborhoods, individual streets, and natural boundaries together. This map contains all information of study areas and schools. Mr. Torlucci demonstrated how to turn on and off leveled attendance areas, the ability to zoom in and out, etc., using ES#20 as an example. The map also includes residential development. Mr. Torlucci stated that study areas are based on geography and demographics, not so much on community. He requested that the members share with him their knowledge of the community aspect, as this will help in creating future scenarios.

The second Parking Lot question is, “Regarding the birth data presented by Davis, are those births in the county or the school district?” Answer: This data is obtained from the Colorado State Health Department – births are considered by zip code, and some might fall outside the District 20 boundary. Ms. Allan asked if there were any other questions for Mr. Torlucci before looking at the scenarios. None from the floor.

The Committee was referred to the scenarios which were handed out. Ms. Allan reiterated that each scenario has two sheets: a map and data. Mr. Torlucci stated that Davis created three DRAFT samples of boundaries that reflect ES#20. Each enrollment number is based on actual residents in order to estimate the number of students which may live in this area for the 2020-2022 time frame, regardless of where they may attend.

1. Scenario A utilizes natural boundaries and streets to create borders, and the Factors to Consider were taken into account. This will essentially impact Ranch Creek Elementary only. Mr. Torlucci referred back to the map to show Powers Blvd., Research Parkway, Briargate Parkway, Old Ranch Road, and Black Forest Road in order to orient the group to the boundary area. He explained that Research Parkway will be extended out to Black Forest Road. Any schools being impacted will show up in red on the data sheet. Ms. Allan asked the members for feedback about the style of map – is it easy to understand? The Committee responded they feel good about the layout and indexes. Ms. Allan requested that the major roads be bolded to make them more identifiable. Ms. Allan reminded the members where current boundary maps are located in their binders. The Committee

determined that Scenario A was not viable because the enrollment in Ranch Creek Elementary was too high during projected years.

2. The Committee determined that Scenario B was not viable because the enrollment in Ranch Creek Elementary was too high during projected years.
3. Scenario C is a hybrid of Scenarios A and B. Most of this area involves Wolf Ranch, but it also impacts other areas in order to balance numbers a bit more.
 - a. Question: In looking at the scenario maps, there seem to be blank areas which don't have houses – this is in reference to the Nor'wood area. It was requested to please discuss the vision for the blank area east of Ranch Creek Elementary which does not contain roads. This area is where most of Wolf Ranch development is occurring now. An overlay was used to illustrate 300+ units to be built; however, there are currently no houses in this area. Mr. Torlucci then turned on the study areas to show numbers of potential residents in this blank space. Ms. Allan requested to please include this information for the next discussion and to please create another sheet with hash marks to show new development.
 - b. Question: When looking at the enrollment projection data, do the numbers include new development? Yes.

Mrs. Paulson asked for clarification regarding the Cumbre Vista development: Can anyone speak to the future development of Cumbre Vista? There are existing homes as well as ongoing construction. Would this attendance area be moving from Ranch Creek Elementary to ES#20? It is a rather large, dense neighborhood and needs to be considered.

At this point, Ms. Allan asked the group for their input: Which scenario works best as a starting point? The Committee response was Scenario C as the best option to start more in-depth analysis. From the Transportation Department's perspective, what questions come to mind. Ms. Hardin replied Scenario C is the best option, as students will experience less ride time. Ms. Allan asked Mr. Torlucci where a proper starting point would be for manipulating study areas. For better visibility by the Committee, Mr. Torlucci enlarged the numbers in the study areas, added/removed some of the overlays at appropriate moments, and zoomed in on the map in order to see street names. Since the projected enrollments were still high in Scenario C in terms of Ranch Creek Elementary School, the Committee investigated various movements of study areas from Ranch Creek Elementary school to ES#20 and vice versa. Ms. Allan pointed out that some District 49 residents (and residents from other districts) will choose to choice into ES#20.

The proposal was made to obtain additional online maps which will zoom into the study areas and obtain a printout of map legends for Committee members. Our next meeting will focus on various adjustments to Scenario C. Mr. Torlucci stated he will work to make the maps easier to read. The Committee will be provided with ledger-sized paper study areas with the roads darkened for better visibility. Ms. Allan will forward the link of the movable map to Committee members. This will provide members with both online and paper media in order to hone in on specific study areas. Ms. Allan asked if there is anything we need to do to prepare for our next meeting. The response was to provide larger maps, get individual study area maps, and obtain the link for study areas and data/number

manipulation. Ms. Allan invited the group to bring their own laptops to the next meeting; Wi-Fi is available. Ms. Allan closed the meeting by thanking the group for their hard work this evening.

Next meeting: Tuesday, March 21, 2017, Spruce I Conference Room, 5:00 – 7:00 p.m.

Ms. Allan asked if there were any further questions from the floor; there were none.

The meeting adjourned at 7:00 p.m.