



MEETING NOTES PAT #2

PROJECT: Platte Canyon School District Master Plan

PROJECT NO: 2021-050.00

DATE: 08-23-2021

ATTENDANCE: see meeting attendance sheet

SUBJECT: Planning Advisory Team Meeting #2

1. Meeting Agenda:

1. Agenda / Attendance sheet
2. Public comments
3. Review district S.W.O.T. analysis results
4. Review local traffic/fire risk assessments
5. District properties - site analysis / condition overview / potential
 1. Rosalie Site
 2. Deer Creek Elementary Site
 3. MS/HS Campus
6. Initial options
7. Review schedule

2. Reviewed SWOT analysis from last week

- a. Access to the Rosalie site can be via County Road 72 that connects back to 285 at the overpass.
- b. Fire evac from Deer Creek is problematic

3. Each District owned site was reviewed with the group and presented with pros and cons

- a. Deer Creek
 1. Enrollment 65% of capacity
 2. Check CDE FCI score (*in the 2017 report the FCI was 0.67 – in 2021 it is now 0.88 due to building systems coming up for repair in those four years*)
 3. AC is already installed in 80% of the building
 - a. Pros
 1. The group likes the site and location near most students
 2. Playground space and setup
 3. Parents and staff have done a good job of covering up the age of the building. Age is not apparent.
 4. Bus location nearby. Good in an emergency with busses close.
 5. Enough space for everyone
 6. Wooded, tiered site – pleasant and shady – protected from wind
 7. Location is close to population
 - b. Cons
 1. FCI score and condition of the building. Older building.
 2. Preschool location and condition
 3. Parking lacking for events. Parking along highway
 4. Poor intercom and ventilation
 5. Interior classrooms are pitch back during lockdown. No windows
 6. Ice build-up between buildings
 7. In high risk fire zone

8. Ada site issues
9. Not stacking area or left turn lane

b. Middle High School Building

1. Pros

- a. Newer building addition
- b. Natural light in newer addition is nice
- c. Additional land to the south of the school. Some is considered wetlands
- d. Space for everyone
- e. Cafeteria is great
- f. Fair to good condition (*in the 2017 report the FCI was 0.25 – in 2021 it is now 0.47 due to building systems coming up for repair in those four years*)
- g. Next to shelter in place location during fire

2. Cons

- a. Building entrance on the northside of the building
- b. Floor Plan Layouts. Visibility across the pods creates distractions
- c. Baseball practices and plays games at Burland Field
- d. Winds through canyon and weather patterns.
- e. Older MS building
- f. More space than needed to accommodate enrollment
- g. Traffic and vehicular access to 285
- h. No outdoor space for students
- i. Located at bottom of crow hill
- j. Long walk across campus to music and PE
- k. Long walk across bridge to the fields

c. Admin / Pool Building / Stadium

1. Pros

- a. Although aging, the pool is a nice amenity for the SD
- b. Stadium in good condition

2. Cons

- a. Poor Locker Room condition
- b. Area in the back of the building needs cleaned up.
- c. Aging building, (*in the 2017 report the FCI was 0.56 – in 2021 it is now 0.65 due to building systems coming up for repair in those four years*)
- d. More space than needed

d. Rosalie Site

1. Pros

- a. Local amenity for the neighbors and Bailey area
- b. Beautiful site
- c. Closer to 285 than deer creek site

2. Cons

- a. Lack of nearby utilities
- b. Hard to justify School District ownership if no future plans for the site
- c. Access road is narrow
- d. Unpredictable neighbor reaction to development
- e. No light at intersection
- f. High risk fire zone

4. The group was presented with three big-picture options

A. Option A (One campus on the West)

1. It would be positive to bring community to one location
2. Prek-12 grade campus allows curriculum flexibility across more grades
3. There are options for how you break down and zone the site for different age groups
4. Traffic and access to 285 is critical to the success of this option.
5. Could increase business in downtown Bailey

B. Option B (Split Campus)

1. Putting 7,8 grades with the elementary school creates difficulties with current curriculum and learning model.
2. Renovating the elementary school on current campus would be difficult
3. This option keep the students in the neighborhood where they live. No need to drive downhill.

C. Option C (two campus on East side)

1. Can not justify abandoning main Middle High School Building and fields
2. Most expensive option – starting from scratch

5. The next PAT meeting will be next Monday, August 30th, from 4:15pm-5:45pm

Attachments: Attendance Sheet

CC:

REPORTED BY:

Signature

Christine Costa, RA

Printed Name

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MEETING ATTENDANCE

Project: Platte Canyon SD Master Plan

Project Number: 2021-050.00

PAT #1 08/16/21	PAT #2 08/23/21	PAT #3 08/30/21	PAT #4									NAME	REPRESENTING	PHONE	EMAIL ADDRESS
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x	x											Ashley Stephen	District Office	303-679-7405	astephen@pcsdk12.org
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PLATTE CANYON SCHOOL DISTRICT #1



Platte Canyon School District Master Plan
PAT Meeting #2
August 23, 2021

PAT #1 Meeting Agenda:

1. Agenda / Attendance Sheet
2. Public Comments
3. Review district S.W.O.T. analysis results
4. Review local traffic/fire risk assessments
5. District Property Site analysis / condition overview
 - Rosalie Site
 - Deer Creek Elementary Site
 - MS/HS Campus
6. Initial Options
7. Review Schedule

PAT Meeting Norms:

- ✓ Attendance is expected at all scheduled meetings.
- ✓ The meetings will start on time with duration of 90 minutes (typical). Group members should be on time and expect to remain for the entire meeting if possible.
- ✓ The purpose of each meeting will be defined; members are requested to come prepared to discuss the topic.
- ✓ The students' interests come first.
- ✓ Committee members will operate and work towards consensus on all issues. All agree to support the solutions and decisions of the group.
- ✓ Committee members are requested to focus on solutions that address the needs of the School District as a whole.
- ✓ Committee meetings will stay on task.
- ✓ Discussion, evaluation, and decisions will be research and data based guided by district's mission statement.
- ✓ Minutes of each meeting will be distributed by email within one week of meeting date.
- ✓ All members are to speak up in an open forum- all points of view will be heard and valued.
- ✓ All participants will be treated with mutual respect.
- ✓ Members of the committees will operate on a first name basis.

S.W.O.T. Analysis Recap

STRENGTHS

- Dedicated staff **8X**
- Small class size allows individual attention **6X**
- Small community – everyone knows everyone **5X**
- Wilderness/beautiful outdoor location **5X**
- Strong district leadership **4X**
- Strong community loyal to the area – students come back to live here **3X**
- Supportive families in the community **3X**
- Flexible adaptive district for students needs **2X**

WEAKNESSES

- Building condition **7X**
- Resources spread thin over two sites/transportation/inefficiencies in staff **6X**
- Lack of funding for buildings, salaries, opportunities for kids **3X**
- Small size **3X**
- traffic **3X**
- Far from other districts **2X**
- Tax-averse community **2X**
- Declining enrollment **2X**
- Declining/limited student programs – sports/music/CTE **2X**
- Negative histories/controversial issues to overcome **2X**

OPPORTUNITIES

- Improve school infrastructure – better learning environments **8X**
- Engage community **3X**
- Increase learning opportunities **3X**
- address safety and traffic concerns **4X**
- Stronger district community if closer together – more efficient **2X**
- Influx of new younger residents **2X**

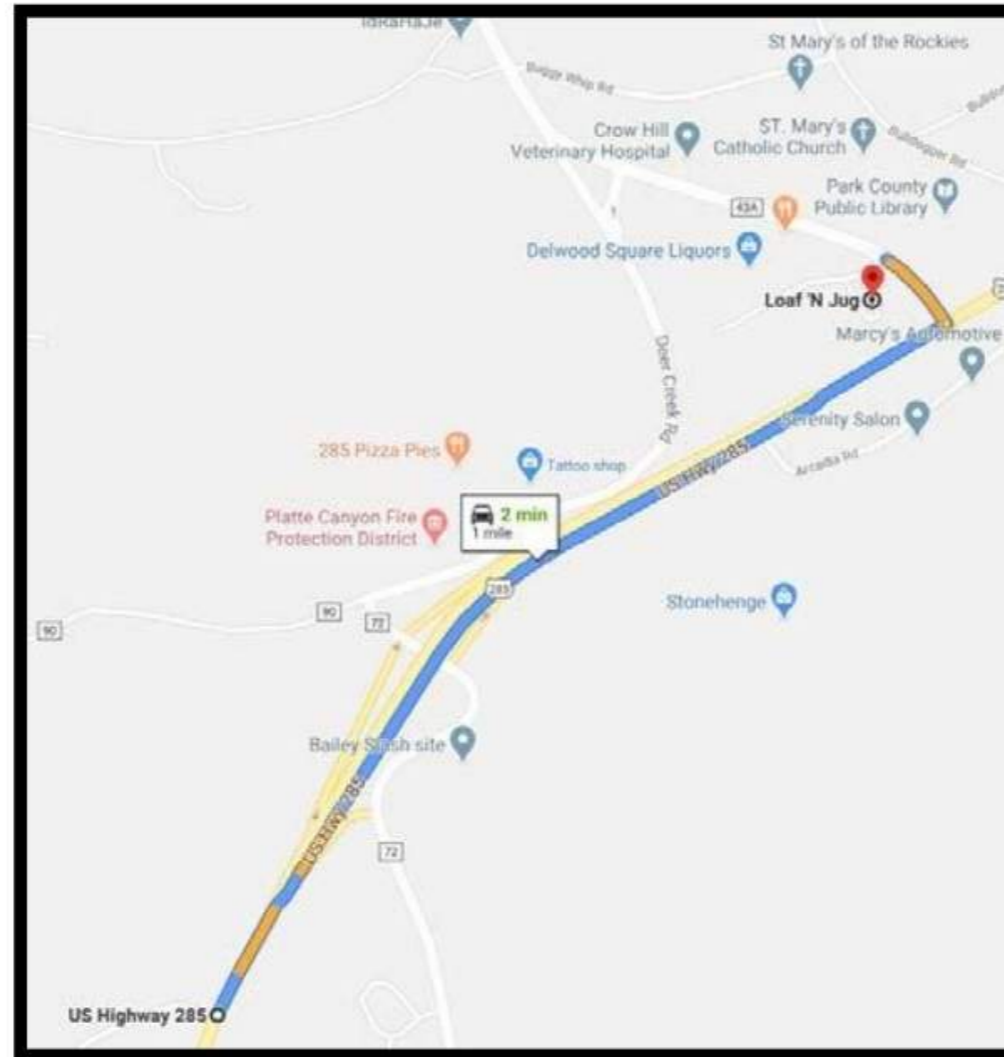
THREATS

- Declining enrollment (declining funding) **7X**
- recruiting and retaining good staff – low wages /salaries **7X**
- Tax-averse community **4X**
- Community population without students in district – buy-in **3X**
- 285 and 43 traffic issues **3X**
- Neighboring district leverage better facilities and more curriculum **3X**
- Perception of lack of diverse programs because of district size **2X**
- Safety from outside threats **2X**
- Housing shortage/costs **2X**
- Natural/fire threats **2X**

Proposed Routes using Existing Interchange

From Northbound US 285 to CR 43A

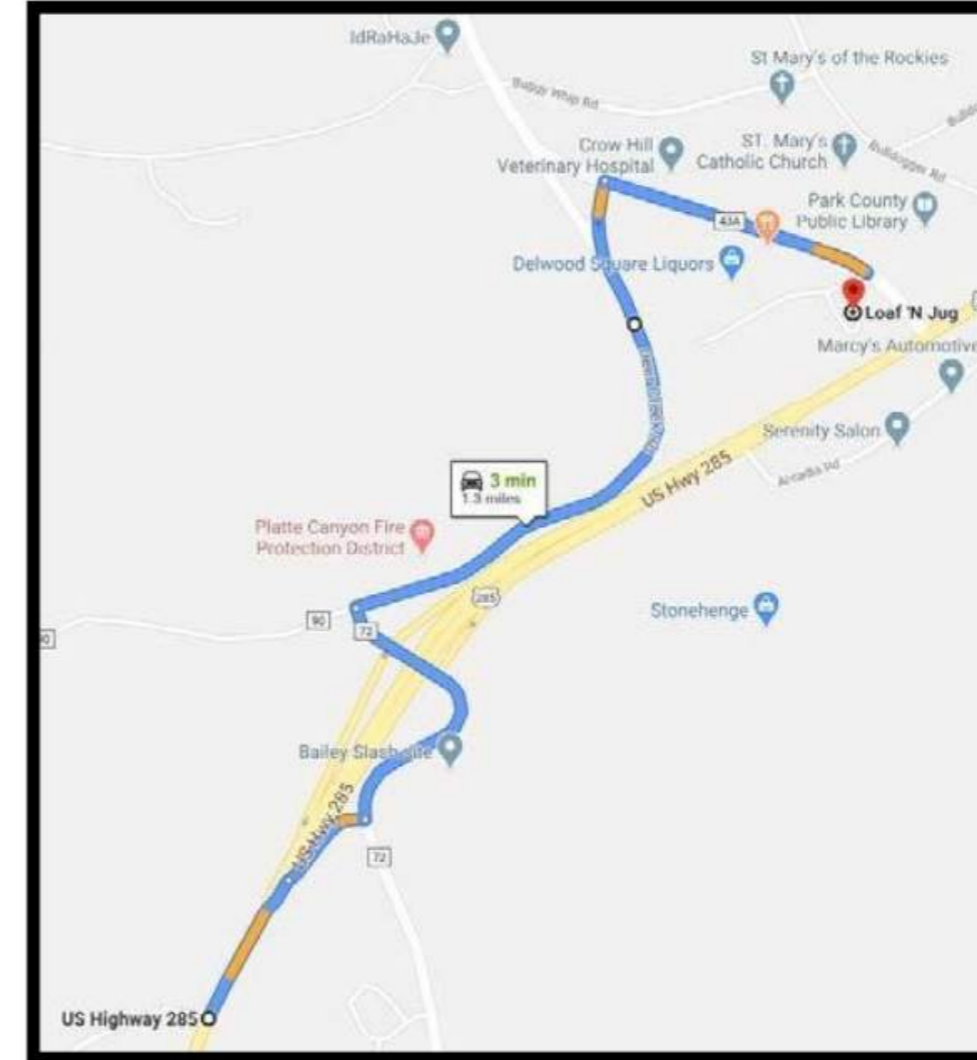
Existing Drive Time:



- Approximately two minutes to the convenience store from south of the existing interchange
- Time shown does not include the possible wait at the signalized intersection.

NOTE: Times shown are during the winter. Summer times may be greatly increased for existing drive times.

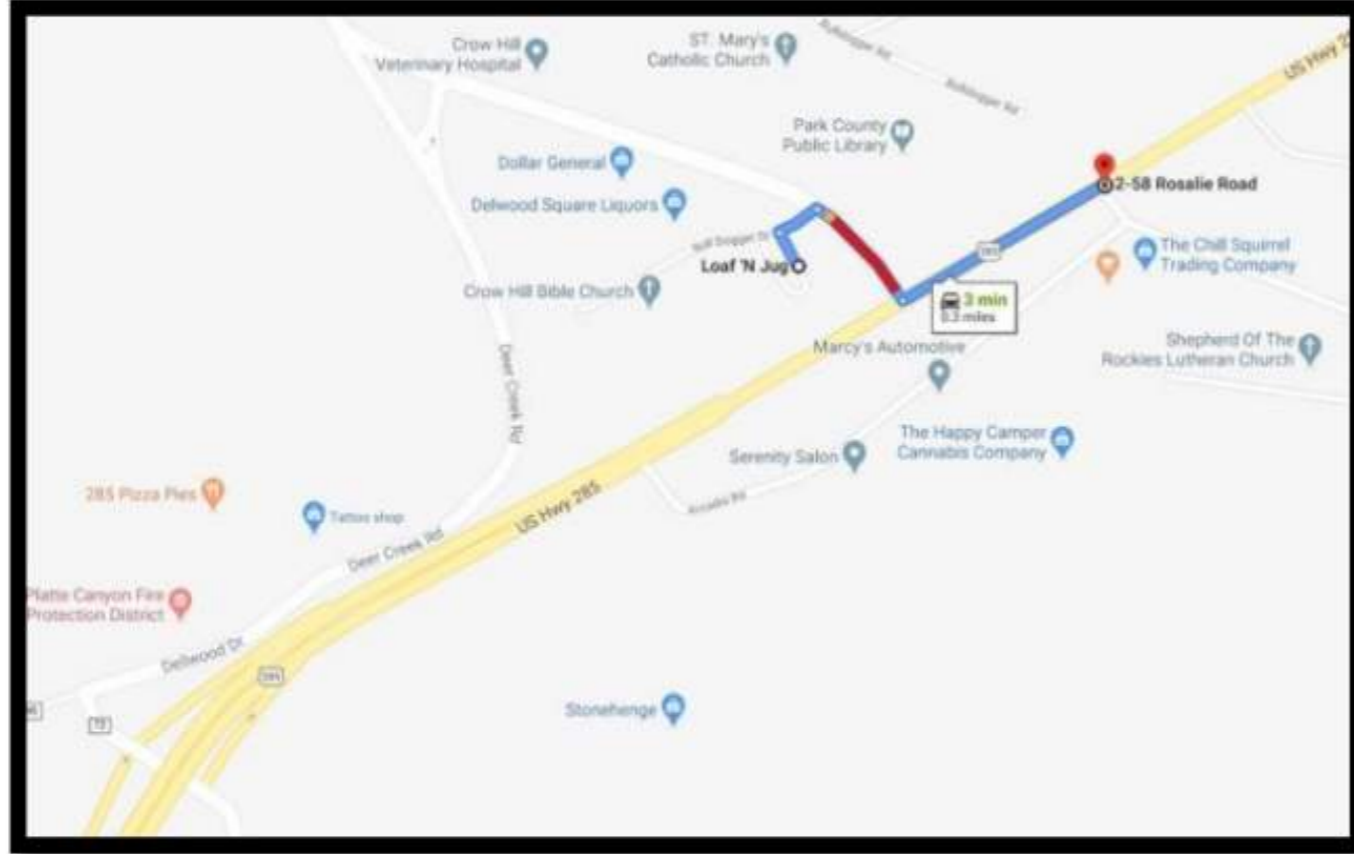
Proposed Drive Time:



- Approximately three minutes to the convenience store from south utilizing the existing interchange
- Drive time increased by approximately one minute through existing interchange
- No signal to cause additional delay, improve traffic flow

From CR 43A to Northbound US 285

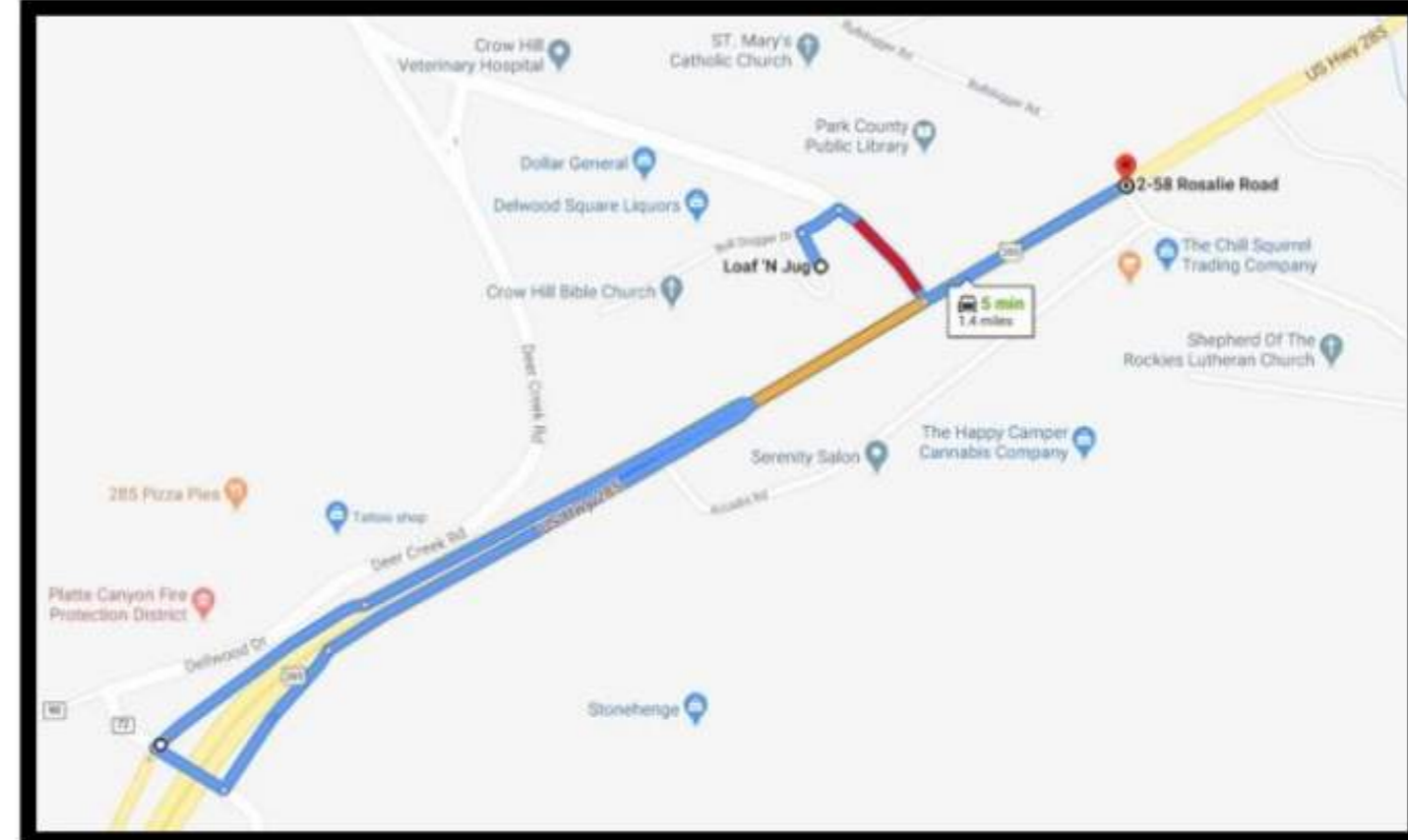
Existing Drive Time:



- Approximately three minutes to the convenience store from south of the existing interchange
- Time shown does not include the possible wait at the signalized intersection.

NOTE: Times shown are during the winter. Summer times may be greatly increased for existing drive times.

Proposed Drive Time:



- Approximately five minutes to the convenience store from south utilizing the existing interchange
- Drive time increased by approximately three minutes through existing interchange
- No signal to cause additional delay, improve traffic flow
- Free right from CR 43A to US 285. Southbound acceleration lane in this location is continuous to CR 72.

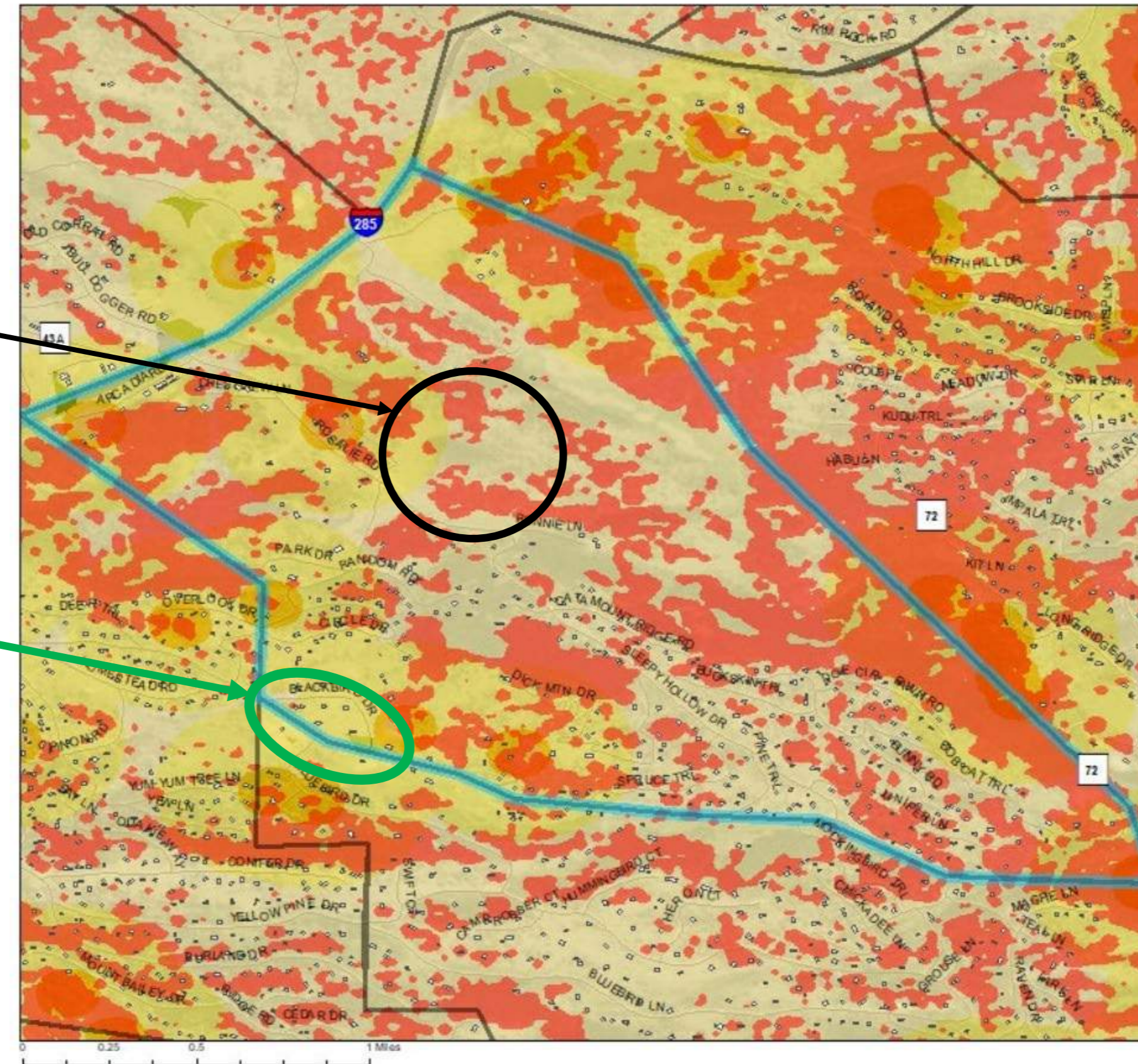
Neighborhood: Burland - Rating: Extreme

ROSALIE SITE

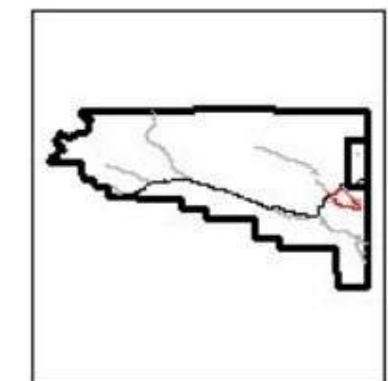
shelter in place site

Neighborhood Risk Rating – Moderate

Evacuation Risk Rating – High



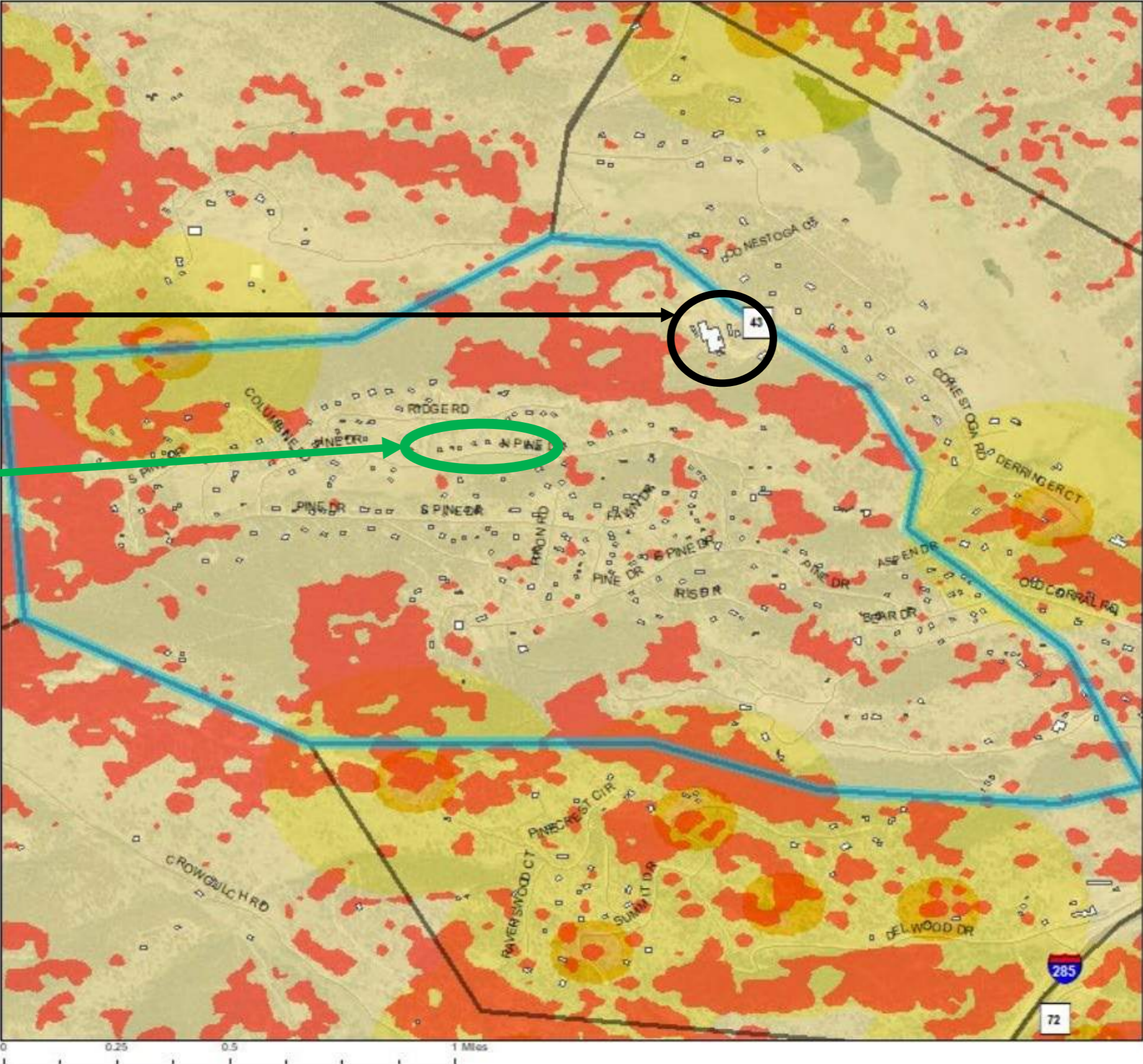
Strx Density: 0.146589 strx / ac)
Percent of Roads Non-Survivable, 60th % Weather: 5.84%
Percent of Roads Non-Survivable, 90th % Weather: 47.95%
Historical Ignitions Per Acre: 0.008541
Structures at Risk:
From Radiant Heat: 92
From Short Range Spotting: 13
From Long Range Spotting: 381



Neighborhood: Friendship - Rating: Extreme

DEER CREEK
ELEMENTARY SITE

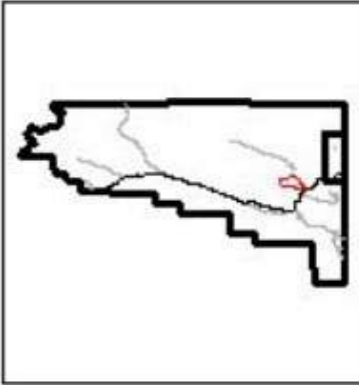
shelter in place site



Legend

- Approximate Structure Locations
- Neighborhoods
- Potential For > 16 ft Flame Length
- Short Range Spot Potential**
- Value**
- Passive Crown Fire
- Active Crown Fire
- Long Range Spot Potential**
- Value**
- Passive Crown Fire
- Active Crown Fire

Strx Density: 0.178803 strx / ac)
Percent of Roads Non-Survivable, 60th % Weather: 9.6%
Percent of Roads Non-Survivable, 90th% Weather: 17.42%
Historical Ignitions Per Acre: 0.005382
Structures at Risk:
From Radiant Heat: 14
From Short Range Spotting: 0
From Long Range Spotting: 299

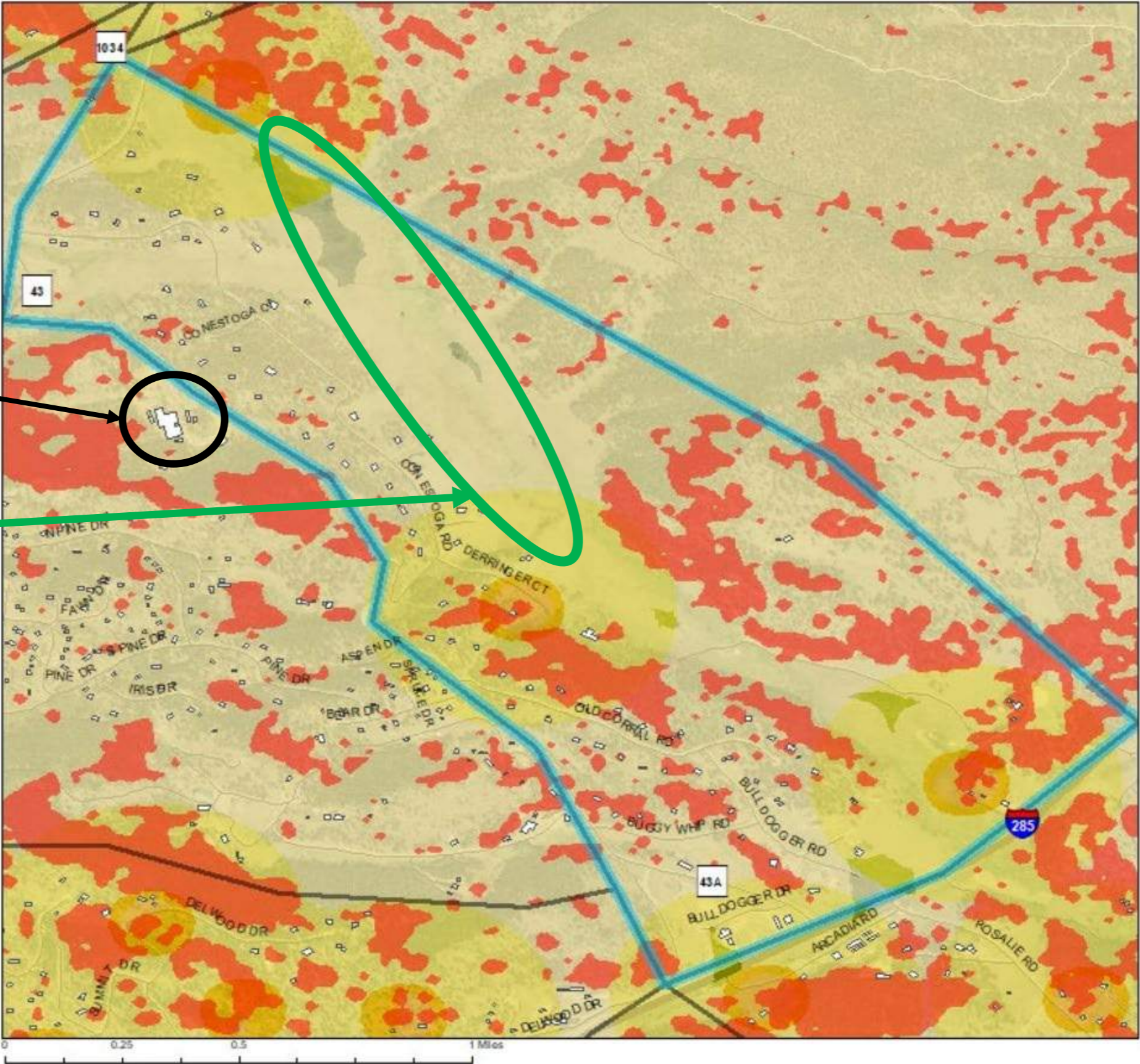


Neighborhood Risk Rating – Extreme
Evacuation Risk Rating – Extreme

Neighborhood: Mill Iron D - Rating: Moderate

DEER CREEK
ELEMENTARY SITE

shelter in place site



Legend

- Approximate Structure Locations
- Neighborhoods
- Potential For > 16 ft Flame Length

Short Range Spot Potential

Value

- Passive Crown Fire
- Active Crown Fire

Long Range Spot Potential

Value

- Passive Crown Fire
- Active Crown Fire

Strx Density: 0.074133 strx / ac)
Percent of Roads Non-Survivable,
60th % Weather: 2.91%
Percent of Roads Non-Survivable,
90th% Weather: 16.56%
Historical Ignitions Per Acre: 0.001968
Structures at Risk:
From Radiant Heat: 21
From Short Range Spotting: 3
From Long Range Spotting: 113



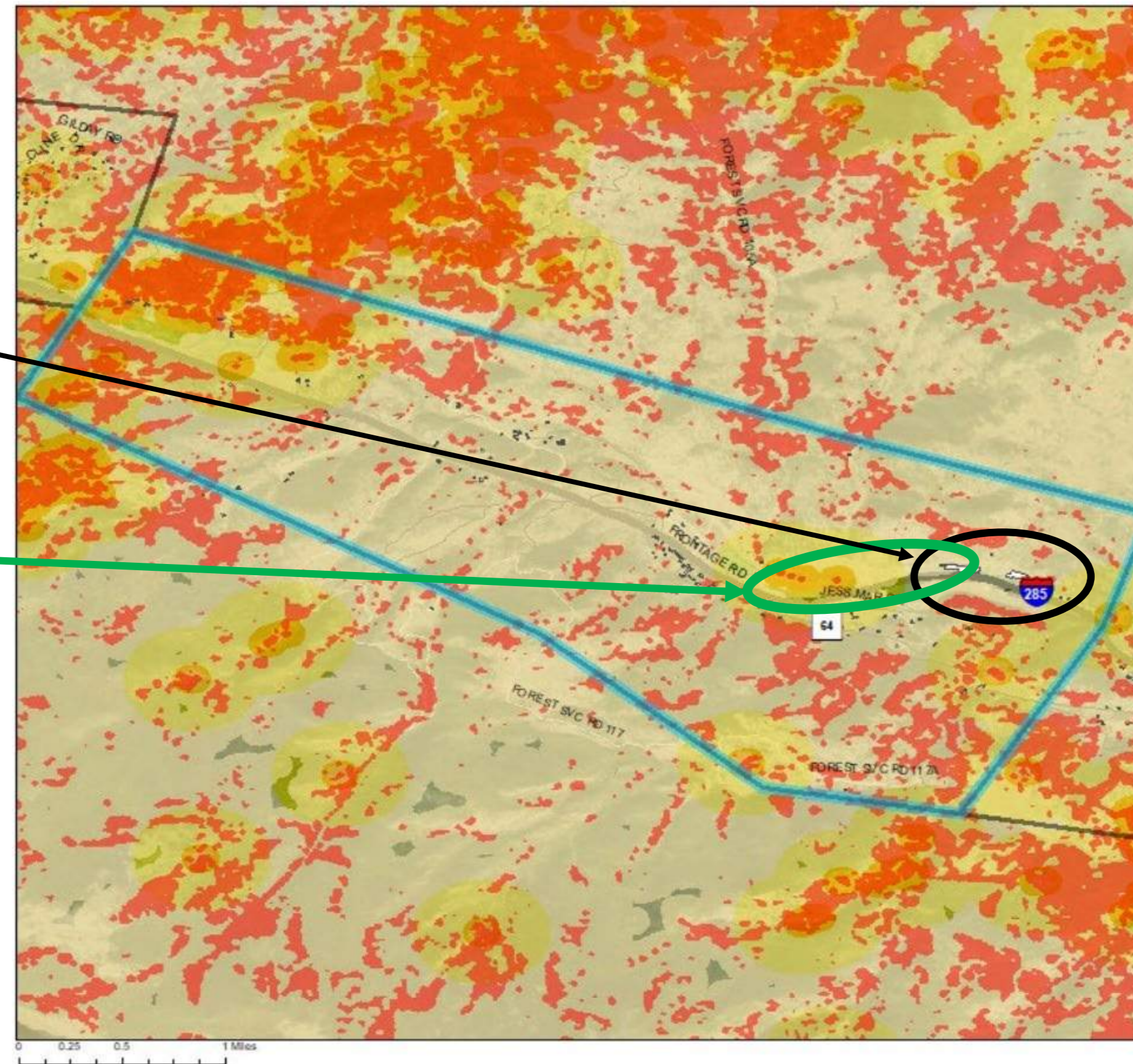
Neighborhood Risk Rating – Moderate
Evacuation Risk Rating – Moderate

Neighborhood: Shawnee - Rating: High

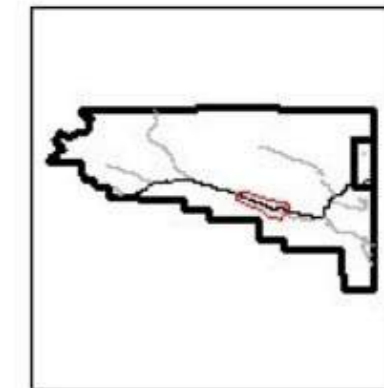
HS/MS SITE

shelter in place site

Neighborhood Risk Rating – High
Evacuation Risk Rating – Moderate



Strx Density: 0.023916 strx / ac)
Percent of Roads Non-Survivable,
60th % Weather: 6.15%
Percent of Roads Non-Survivable,
90th % Weather: 19.84%
Historical Ignitions Per Acre: 0.001376
Structures at Risk:
From Radiant Heat: 16
From Short Range Spotting: 5
From Long Range Spotting: 139



KEY PLAN LEGEND

- 1. DEER CREEK ELEMENTARY SCHOOL BUILDING
- 2. PLAY GROUND / PLAY FIELD
- 3. STAFF PARKING / PARENT PARKING
- 4. PARENT DROP-OFF
- 5. STAFF PARKING
- 6. VISITOR PARKING
- 7. PARENT PICK-UP
- 8. BUS DROP-OFF
- 9. BUS PICK-UP

SITE PLAN LEGEND

- SITE BOUNDARY
- PERMANENT BUILDING FOOTPRINT
- MODULAR BUILDING FOOTPRINT
- PARENT PICK-UP / DROP-OFF LOOP
- BUS PICK-UP / DROP-OFF
- STUDENT ENTRY POINTS
- DISTRICT SERVICE DRIVE / ENTRY

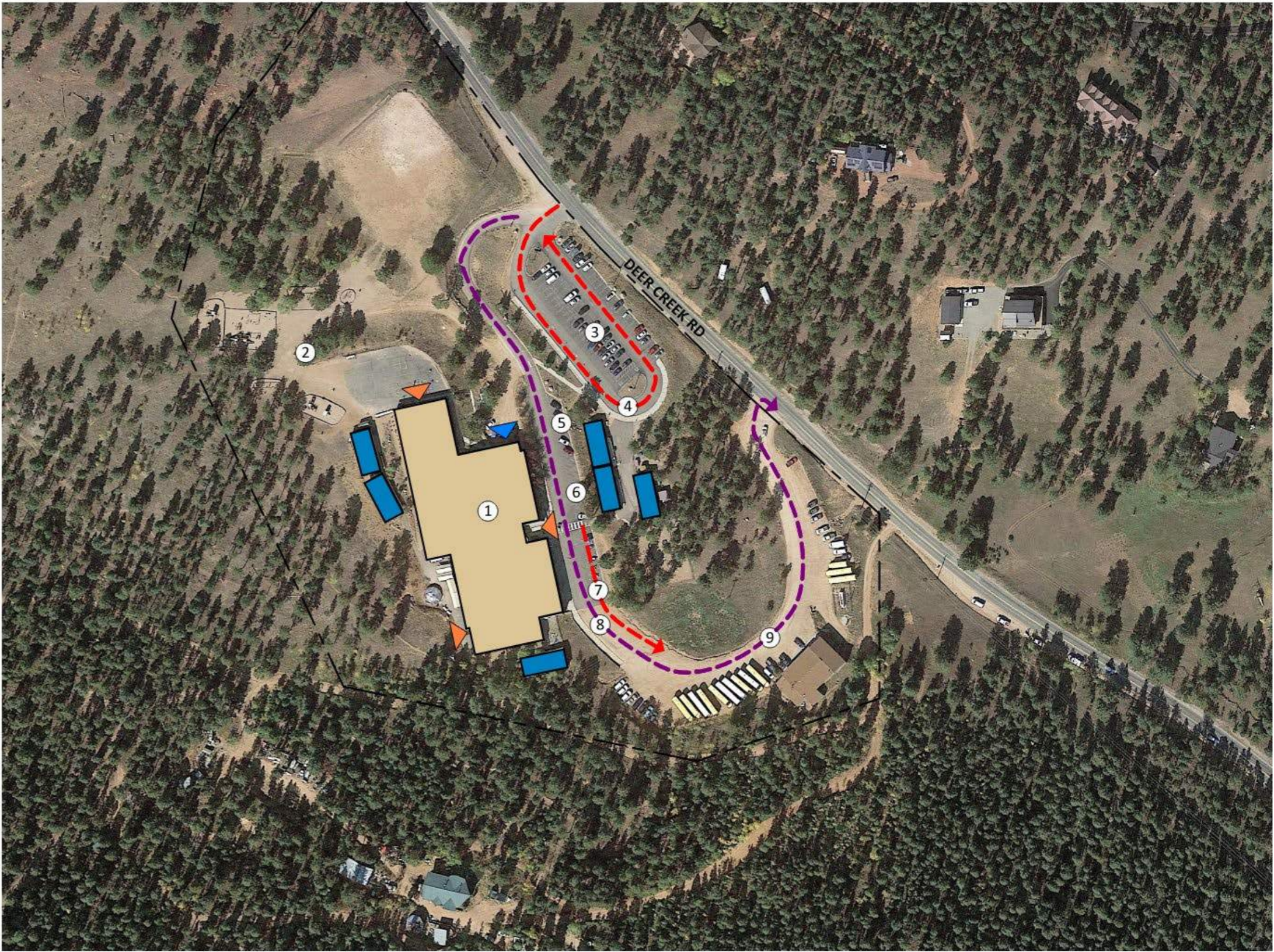
Deer Creek Elementary (450+/- students)

Pros:

- Enough space for everyone (460 capacity)
- Wooded, tiered site – pleasant and shady
- Location is close to population

Cons:

- No A/C
- Aging building and building systems (FCI 0.67)
- Traffic issues during events/construction of 43
- No secure entry vestibule
- In a high risk fire zone
- ADA site issues
- Lacks interior natural light
- No stacking area or left turn lane



SITE PLAN - ELEMENTARY SCHOOL

1" = 160'-0"

KEY PLAN LEGEND

- 1. PLATTE CANYON HIGH SCHOOL
- 2. PLATTE CANYON MIDDLE SCHOOL
- 3. STUDENT PARKING
- 4. STAFF PARKING - KITCHEN
- 5. STAFF PARKING
- 6. STAFF / VISITOR PARKING
- 7. STUDENT PARKING
- 8. VISITOR PARKING
- 9. PLAY AREA
- 10. SHARED CAFETERIA/GYMNASIUM

SITE PLAN LEGEND

- SITE BOUNDARY
- PERMANENT BUILDING FOOTPRINT
- MODULAR BUILDING FOOTPRINT
- PARENT PICK-UP / DROP-OFF LOOP
- BUS PICK-UP / DROP-OFF
- STUDENT ENTRY POINTS
- DISTRICT SERVICE DRIVE / ENTRY

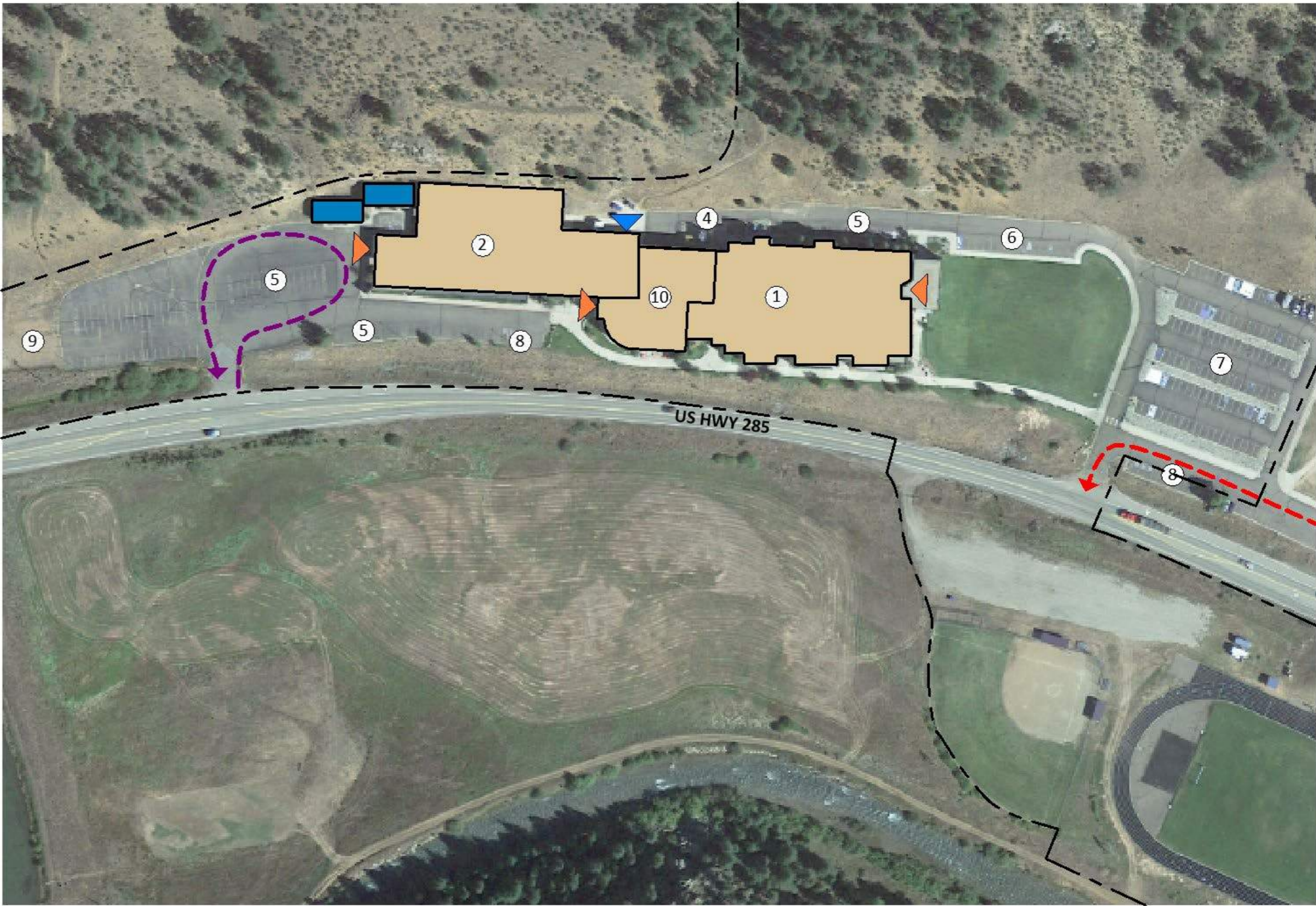
Fitzsimmons Middle School (200+/- students)

Pros:

- Space for everyone (275 capacity)
- cafeteria
- Fair condition
- Next to shelter in place location during fire

Cons:

- No quality outdoor space for students
- Next to 285 traffic
- No sight lines at admin for security
- Located at the bottom of crow hill



SITE PLAN

1" = 160'-0"

KEY PLAN LEGEND

- 1. PLATTE CANYON HIGH SCHOOL
- 2. PLATTE CANYON MIDDLE SCHOOL
- 3. STUDENT PARKING
- 4. STAFF PARKING - KITCHEN
- 5. STAFF PARKING
- 6. STAFF / VISITOR PARKING
- 7. STUDENT PARKING
- 8. VISITOR PARKING
- 9. PLAY AREA
- 10. SHARED CAFETERIA/GYMNASIUM

SITE PLAN LEGEND

- SITE BOUNDARY
- PERMANENT BUILDING FOOTPRINT
- MODULAR BUILDING FOOTPRINT
- PARENT PICK-UP / DROP-OFF LOOP
- BUS PICK-UP / DROP-OFF
- STUDENT ENTRY POINTS
- DISTRICT SERVICE DRIVE / ENTRY

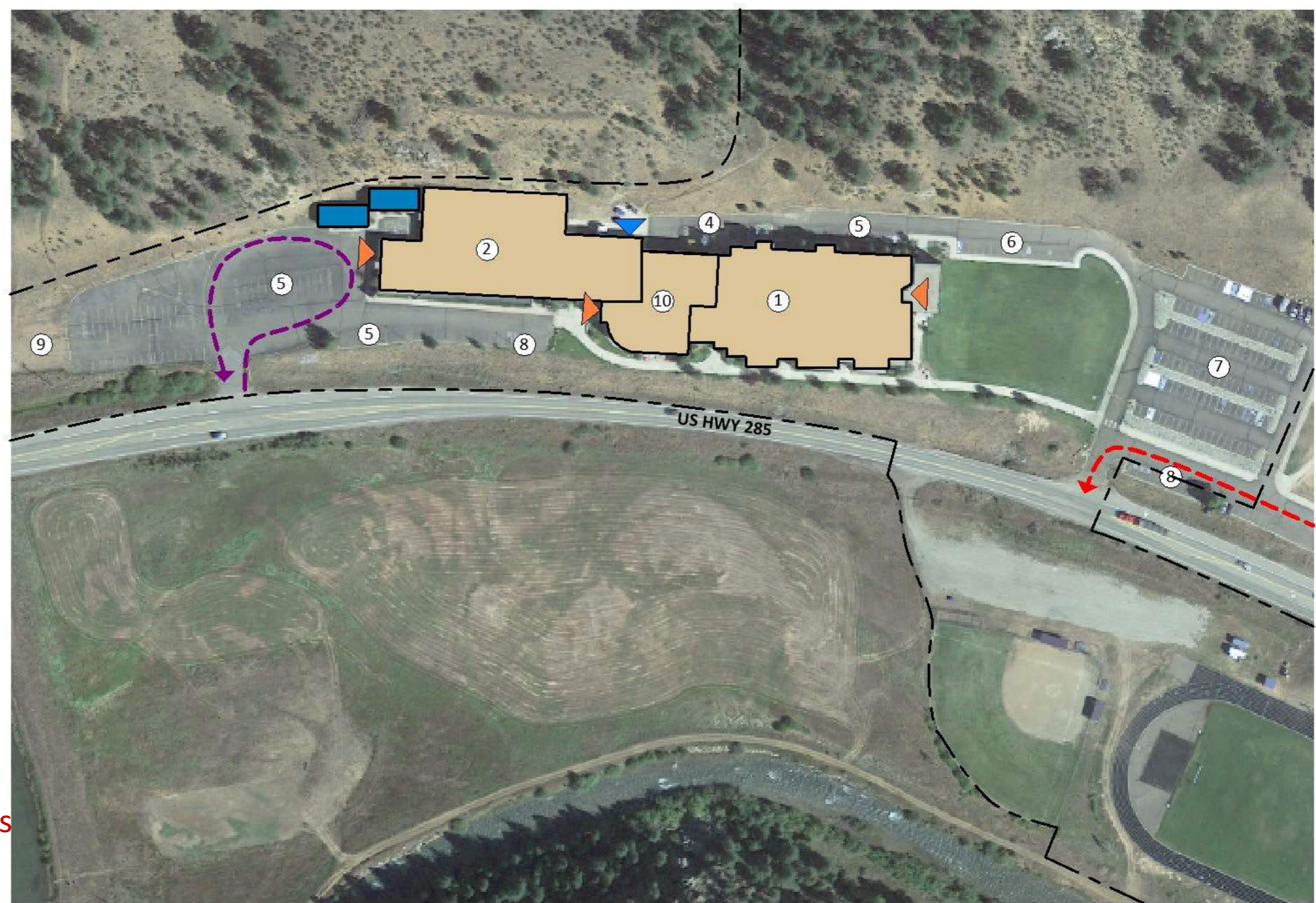
Platte Canyon High School (250+/- students)

Pros:

- Space for everyone (837 capacity)
- Cafeteria
- building in good condition
- Next to shelter in place location during fire

Cons:

- Long walk across parking lot to get to the gym
- Long walk across lot & bridge to get to the fields
- Next to 285 traffic
- No secure vestibule or visitor control
- Located at the bottom of crow hill



 NORTH
SITE PLAN
1" = 160'-0"

KEY PLAN LEGEND

1. DISTRICT OFFICE
2. PLATTE CANYON MIDDLE / HIGH SCHOOL
3. DISTRICT OFFICE PARKING
4. STUDENT PARKING
5. PEDISTRIAN BRIDGE
6. ATHLETIC FIELDS

SITE PLAN LEGEND

- SITE BOUNDARY
- PERMANENT BUILDING FOOTPRINT
- PRIMARY ENTRY POINTS

Platte Canyon High School Athletic Field

Pros:

- good condition
- parking is adequate

Cons:

- Across 285 on a pedestrian bridge
- Not enough lanes to hold high school track meets
- No field lighting for night games

Administration Building / Pool / Gyms

Pros:

- Pool is a unique asset to the community
- Enough space for everyone

Cons:

- FCI score of 0.56
- Building heating system is failing
- No A/C
- Aging gymnasium facilities
- Many additions – too much space not being used
- HS auditorium and gym in this building



SITE PLAN - DISTRICT OFFICE

1" = 160'-0"

KEY PLAN LEGEND

1. BAILEY OUTDOOR EDUCATION AND RECREATION AREA
2. PARKING

Pros:

- Large site
- Closer to 285 than the Deer Creek site

Cons:

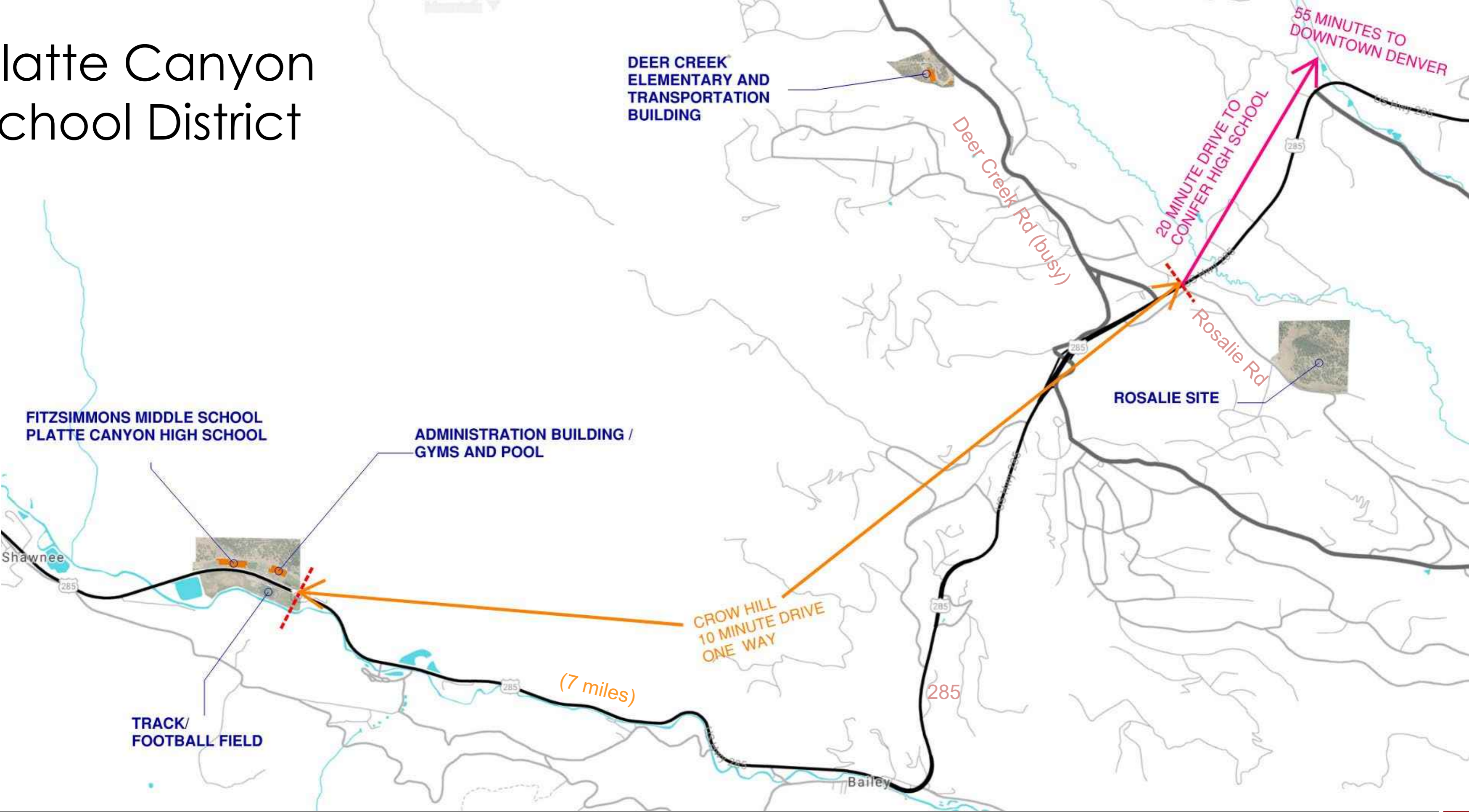
- High risk fire zone
- Will need all new utilities
- No light at intersection with 285
- Unpredictable neighbor reactions to proposed development



599 ROSALIE RD - SITE PLAN

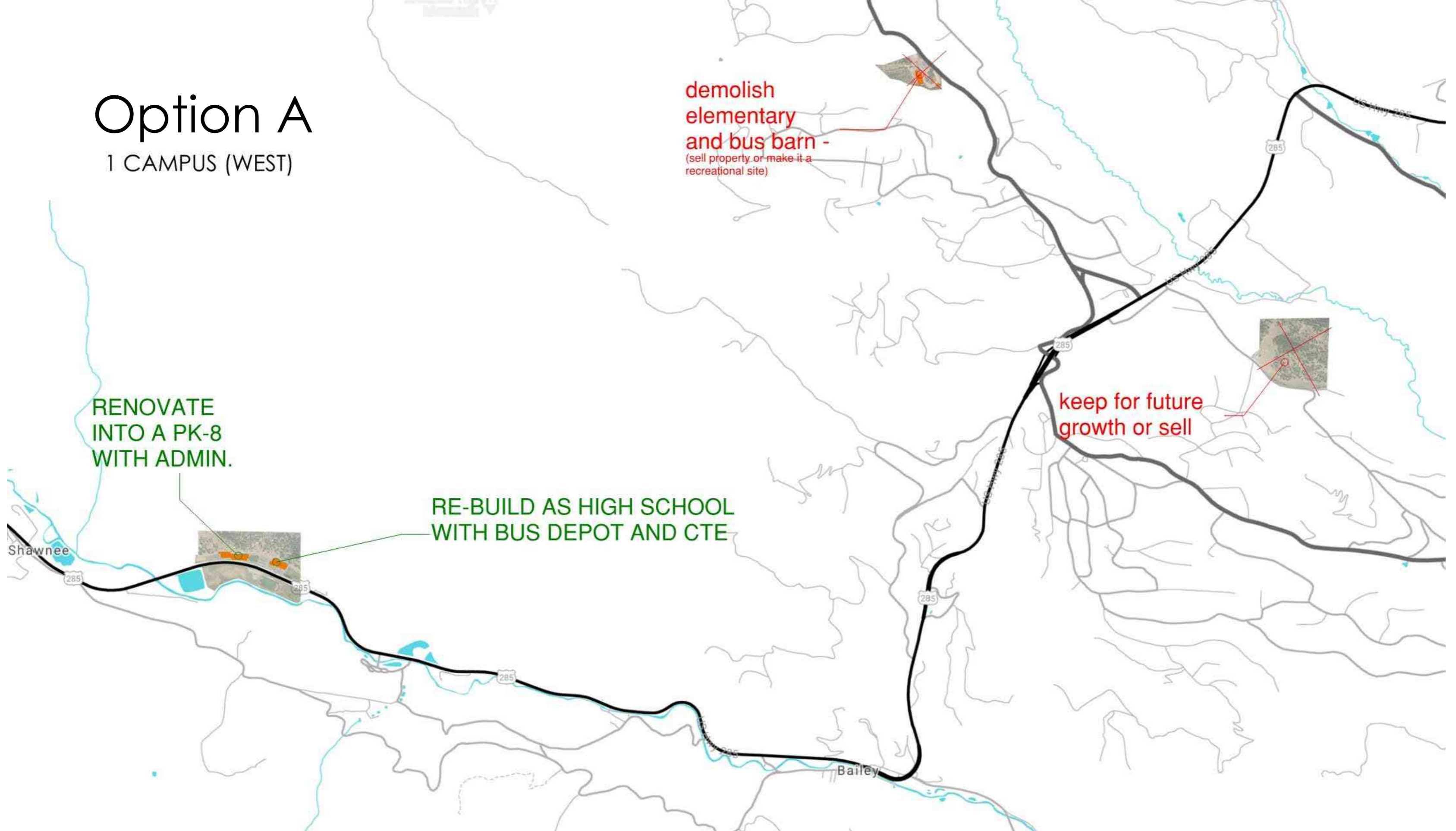
1" = 300'-0"

Platte Canyon School District



Option A

1 CAMPUS (WEST)



Option B

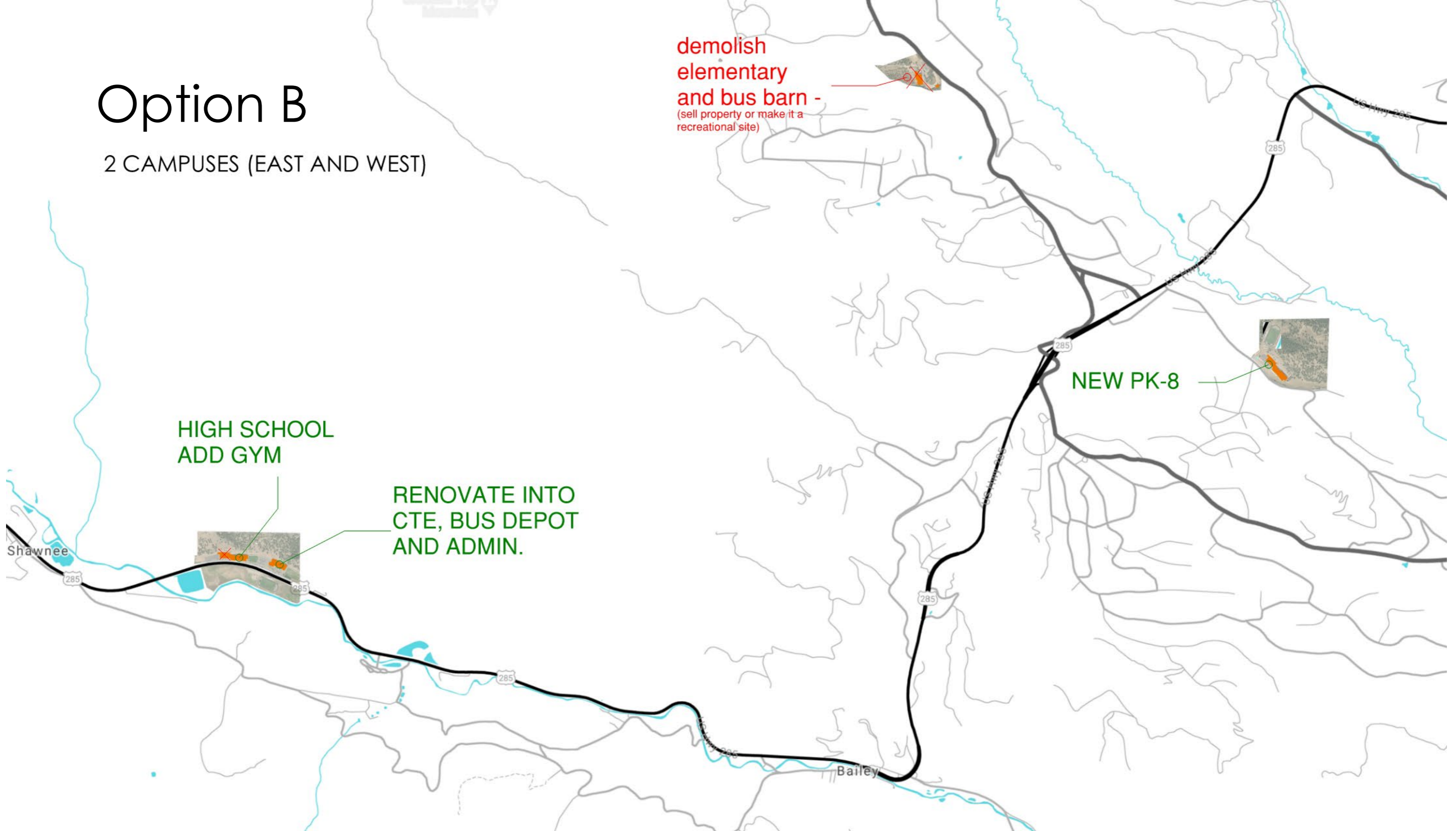
2 CAMPUSES (EAST AND WEST)

demolish
elementary
and bus barn -
(sell property or make it a
recreational site)

NEW PK-8

HIGH SCHOOL
ADD GYM

RENOVATE INTO
CTE, BUS DEPOT
AND ADMIN.



Option C

2 CAMPUSES (EAST)

NEW / RENOVATE
ELEMENTARY

NEW MS/HS,
ADMIN AND BUS
DEPOT

Shawnee

Bailey

PAT Schedule

Monthly Meetings

4:15pm - 5:45pm

8/16	PAT #1 Introduction
8/23	PAT #2 Review Sites and Initial Options
8/30	PAT #3 Review Option Development
TBD	PAT #4 Review Option Progress

