



MEETING NOTES PAT #3

PROJECT: Platte Canyon School District Master Plan

PROJECT NO: 2021-050.00

DATE: 08-30-2021

ATTENDANCE: see meeting attendance sheet

SUBJECT: Planning Advisory Team Meeting #3

1. Meeting Agenda:

1. Agenda / Attendance sheet
2. Public comments
3. Review survey results
4. Review C-DOT discussion
5. Review site options/capacity
 1. Platte Canyon Site
 2. Deer Creek Elementary Site
 3. Rosalie Site (previous proposal)
6. Bond Language

2. Reviewed survey results

- a. Option A of note results
 1. Was rated highly to address long-term district inefficiencies
 2. Was rated high to provide increase in learning opportunities for students
- b. Option B of note results
 1. Was rated low to address long-term district inefficiencies
- c. Option C of note results
 1. Was rated high to possibly increase student enrollment
 2. Was rated low for strong community support
 3. This option is basically rebuilding the whole district and will be received by the community as frivolous and fiscally irresponsible.
 4. Option C is off the table.

3. Reviewed C-DOT conversation

- a. Traffic at Platte Canyon Site
 1. C-DOT has no plans to expand the highway
 2. C-DOT has no plans for an interchange anywhere near the site
 3. The acceleration/deceleration lanes are too short
 4. There are on plans to ever put a light here
 5. This might be a good candidate for a high-speed roundabout – district would be responsible for the design and construction of it – C-DOT would review and approve it.
- b. Traffic at 285/43/Rosalie
 1. C-DOT is designing a two-way service road that runs along the south of 285 between Deer Creek Rd and Rosalie Rd. This would allow cars to move north/south without needing to cross 285 traffic. The county will need to pay for it.

4. Reviewed options at Platte Canyon Site – A.1 and A.2
 - a. Options A.1 shows a new elementary school addition where the middle school addition currently is located – all middle school students would move into the large high school building with the high school students
 1. This would allow all three schools to share a kitchen
 2. Elementary school would have a separate eating area
 3. Middle school gym would become part of the elementary school
 4. A 3-court gymnasium/auditorium addition would be built on the east side of the high school building along with a CTE/Admin area to move the public/visitor entrance of the school closer to the parking lot.
 5. The admin building would be partially demolished and repurposed into a transportation building.
 - b. Option A.2 shows a new elementary school building on the site of the current admin/pool building.
 1. A new transportation building would be built at the west end of the site
 2. A two-court gym/auditorium and CTE/Admin addition would be built on the east side of the high school building.
 3. Relocating the bridge could be researched to make the connection to the fields more efficient for the population that uses the fields. It is not necessary for this option to work.
 - c. It could be hard to have all the kids on this site because the older kids don't ride on the bus with the younger kids.
 - d. We could consider building on the practice field – especially for option A.2 to create a protected playground area from the wind.
5. Reviewed Deer Creek Options
 - a. Option B.1 graphic shows how the building could be renovated (with an addition) while the kids are going to school at that site.
 1. A pre-k/admin entrance addition would be built first, then the modulares would be used to move the kids out of the main building in phases as renovations are completed
 - b. Option B.2 - Rebuilding on the deer creek site completely would require all the kids to move to the Platte Canyon site for a year or two while construction is completed.
 - c. Option B.3 would place a new building on the Rosalie greenfield site.
 1. This doesn't make financial sense to try to build on this site when we have two other sites options with utilities already run.
 2. Rosalie also adds the complication of unknown community reaction and possible push-back
 3. Rosalie site is off the list for consideration in Option B.
6. Overall Options A and B were discussed and pros/cons reviewed.
 - a. Option A pros
 1. Efficient
 2. Financially makes sense
 3. Safer in a wildfire event/emergency
 4. Increase school identity and pride
 5. Curriculum flexibility across grades
 - b. Option A cons
 1. Initial support difficult from k-5 families
 2. Distance from population center
 3. 285 traffic – a solid traffic solution could be expensive
 4. Site gets windy – not good for young kids
 5. Risk of decreasing k-5 enrollment
 - c. Option B pros
 1. Would have strong support from k-5 families
 2. Keeps smaller children on a more protected site from traffic and wind
 3. Wooded location is pleasant and shady
 4. Keeps k-5 close to population center

- d. Option B cons
 - 1. Doesn't solve district inefficiencies
 - 2. Wildfire risk is high
 - 3. Renovation would be logistically complicated (but do-able)
 - 4. Rebuilding on site would require kids to move to the Platte Canyon site for a period of time – require temporary modifications to middle school building to house kindergarten and preschool.
 - e. What would happen to the boys and girls club if option A was selected? Would the district make room for them on site or would they stay to the east?
 - 1. They are becoming an important part of the community so we need to consider this when we are making the decision on master plan options
 - f. No decision made on A or B yet. C has been removed from consideration. The next meeting will focus on how to reach out to all community member to get feedback and educate the public on the master plan process to support the Bond. We may need to get initial community feedback on options A or B if the group can't come to a decision.
7. Preliminary bond language was reviewed with the group
- a. The way it is written will support both Option A or B so we could delay that decision a bit.
 - b. The board will decide tomorrow whether or not to put this on the ballot (August 31st).
5. The next PAT meeting will be next Monday, September 20th, from 4:15pm-5:45pm

Attachments: Attendance Sheet
CC:



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
x	x	x									Jolene Durrant	DLES	303-679-7775	jdurrant@pcsdk12.org
x	x	x									Heather Prewitt	BOE	303-809-1302	hprewitt@pcsdk12.org
x	x	x									Ashley Stephen	District Office	303-679-7405	astephen@pcsdk12.org
x		x									Matt Flores	PCSD	303-679-7553	mflores@pcsdk12.org
x	x	x									Mike Schmidt	PCSD	303-678-7411	mschmidt@pcsdk12.org
x		x									Katie Spodyak	BOE	719-838-0814	kspodyak@pcsdk12.org
x	x	x									Melissa Nieber	Community	804-839-6932	melissa@mtncreatedesign.com
x	x										Jack Hansell	Community	303 324 6282	Bearmanjack58@gmail.com
x	x	x									Doug Abernethy	RTA	719-471-7566	doug@rtaarchitects.com
x	x	x									Ken Gregg	RTA	719-867-7049	ken@rtaarchitects.com
x	x	x									Christine Costa	RTA	719-867-7042	christine@rtaarchitects.com

PLATTE CANYON SCHOOL DISTRICT #1



Platte Canyon School District Master Plan
PAT Meeting #3
August 30, 2021

PAT #3 Meeting Agenda:

1. Agenda / Attendance Sheet
2. Public Comments
3. Review survey results
4. Review C-DOT discussion
5. Review site options/capacity
 - A. Platte Canyon Site
 - B. Deer Creek Site
 - C. Rosalie (previous proposal)
6. Bond Language

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**

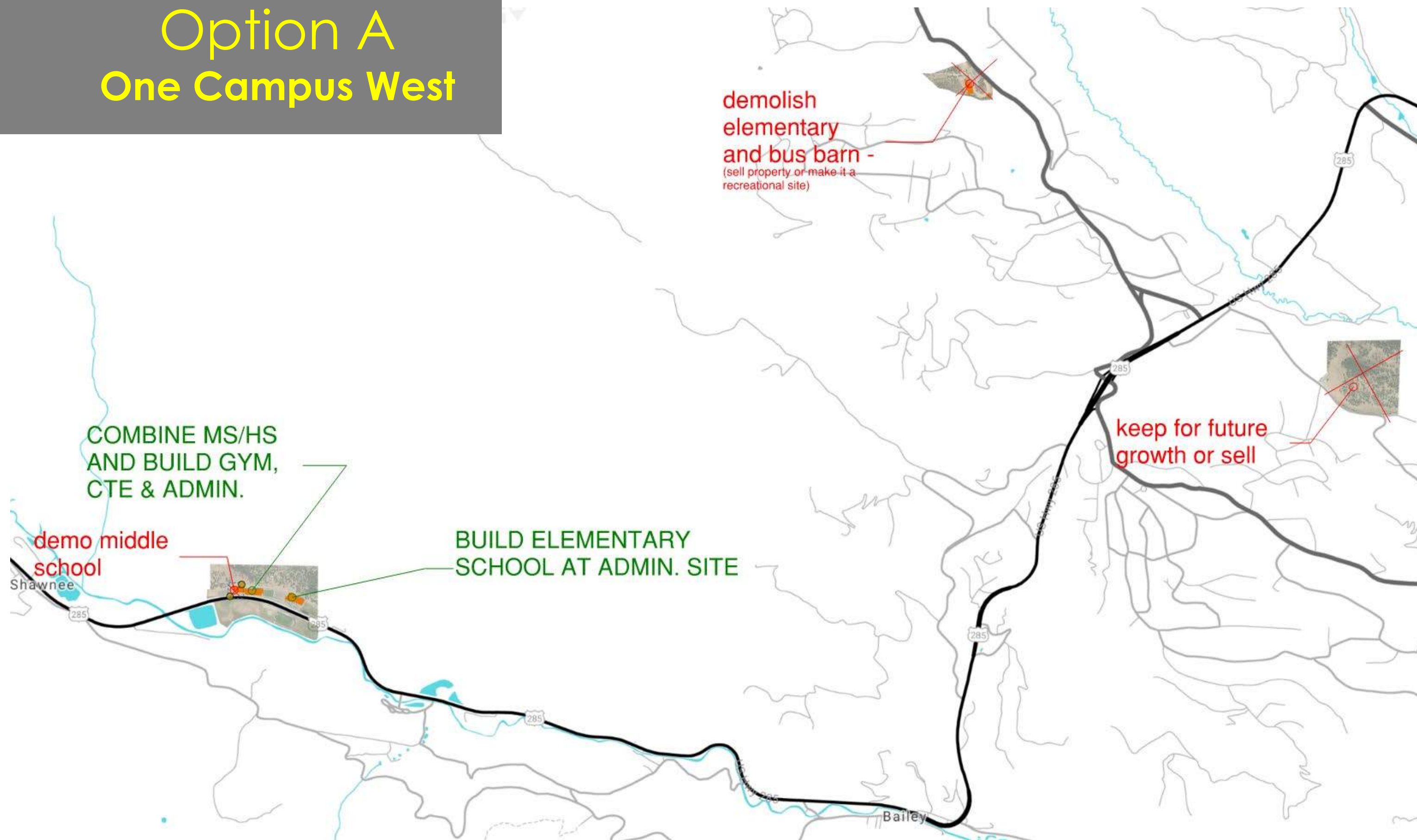
OPPORTUNITIES

- 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**

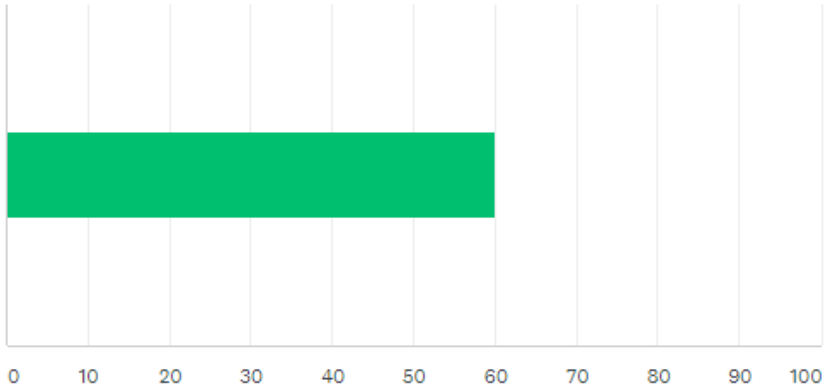
Option A One Campus West



Does Option A have the potential to have strong community support?

Answered: 6 Skipped: 0

No, not at all

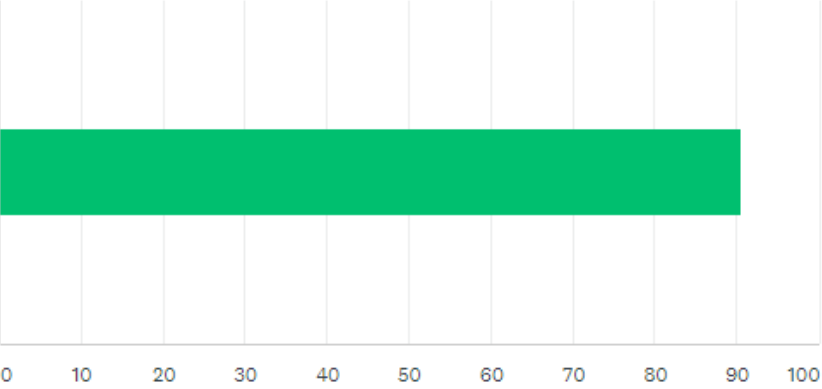


Yes, definitely

Does Option A provide an increase in learning opportunities for students?

Answered: 6 Skipped: 0

No, not at all

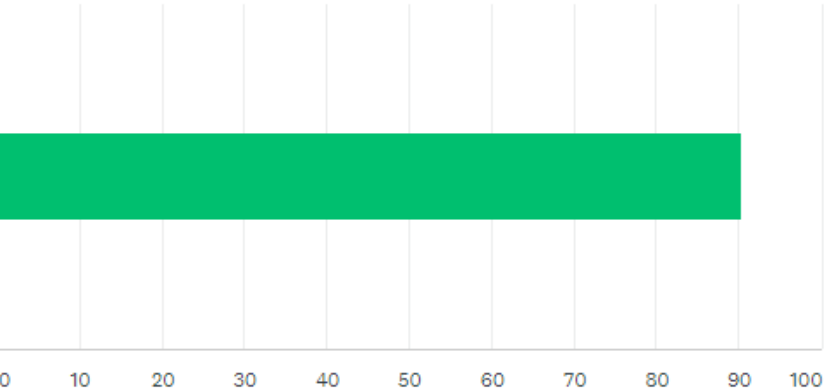


Yes, definitely

Does Option A have the potential to address long-term district inefficiencies?

Answered: 6 Skipped: 0

No, not at all

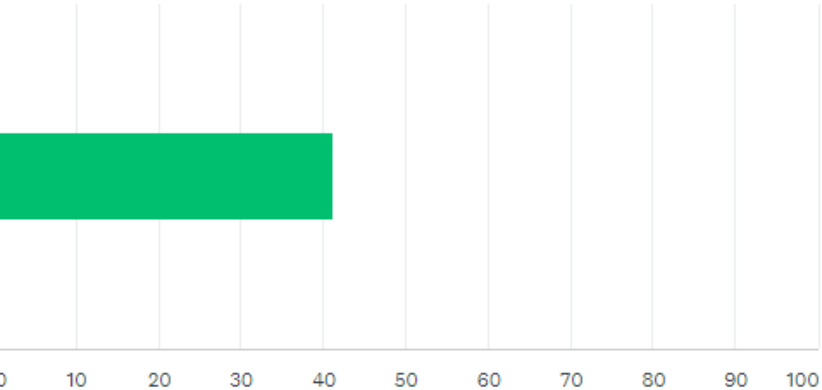


Yes, definitely

Does Option A have the potential to increase or decrease student enrollment?

Answered: 6 Skipped: 0

Decrease enrollment

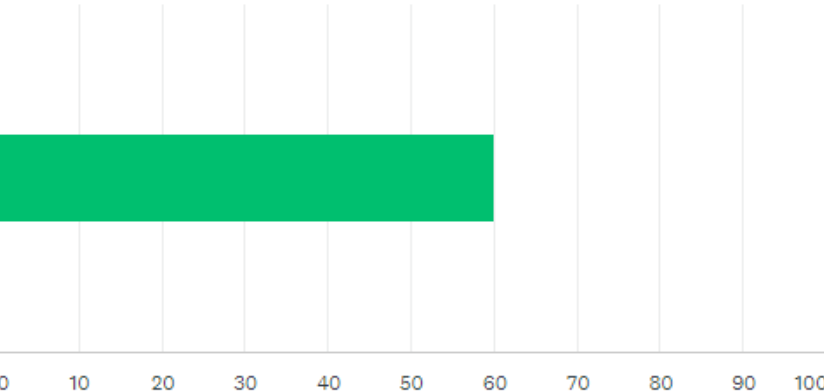


Increase enrollment

Does Option A provide opportunities to engage with the community?

Answered: 6 Skipped: 0

No, not at all

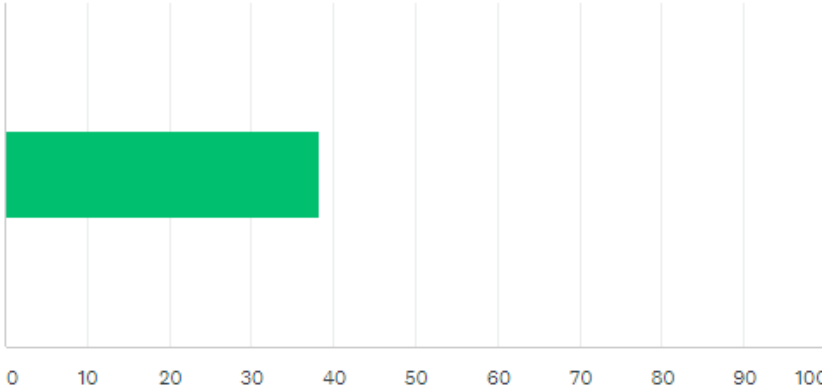


Yes, definitely

Does Option A increase or decrease the threats posed by wildfires to students in the district?

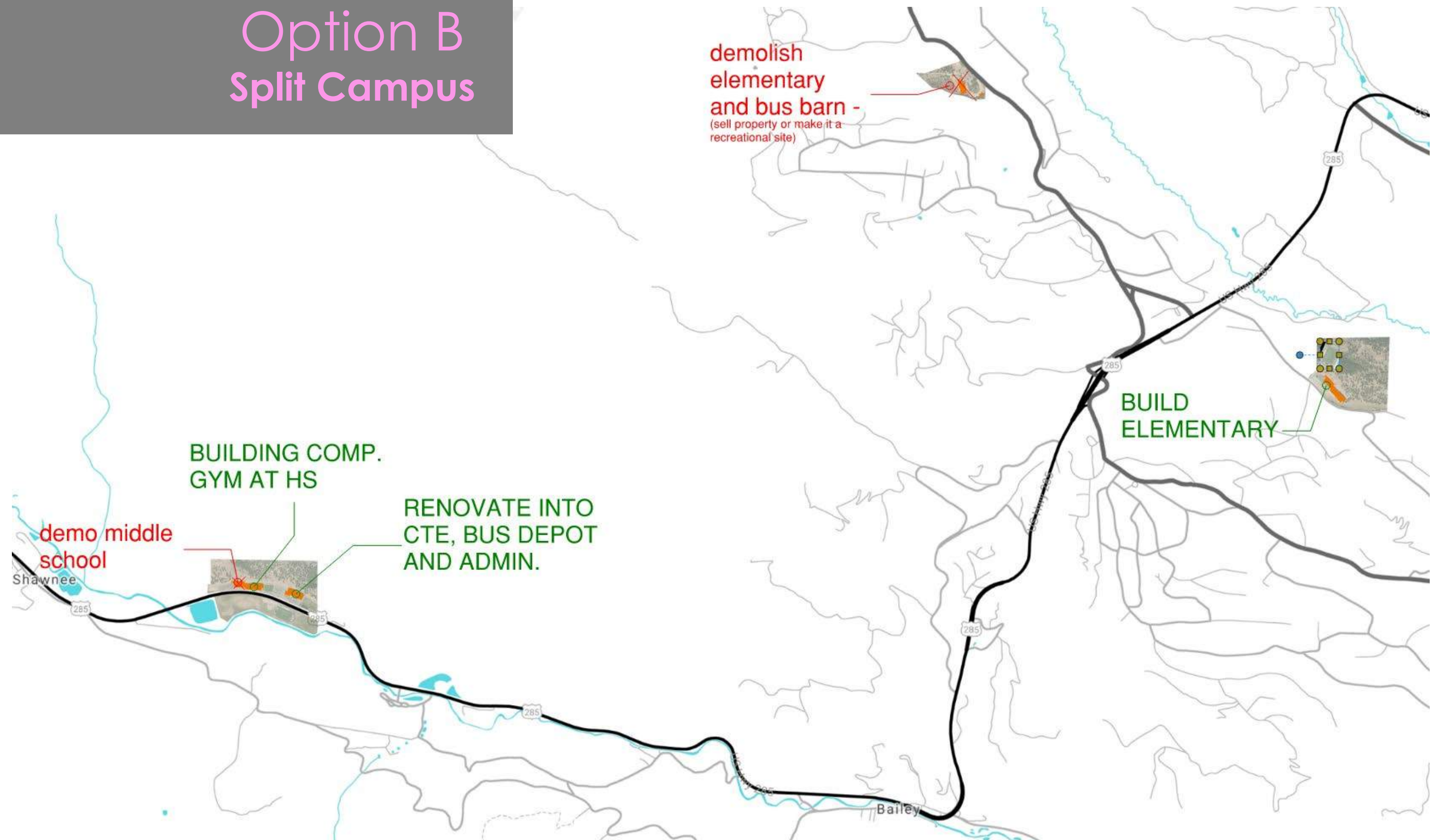
Answered: 6 Skipped: 0

Decrease threat



Increase threat

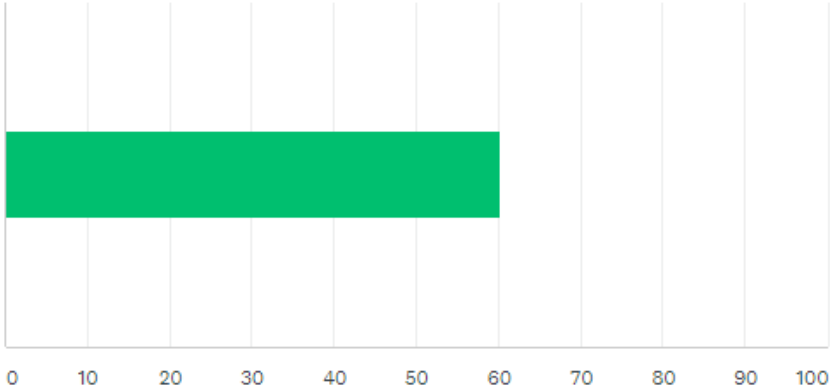
Option B Split Campus



Does Option B have the potential to have strong community support?

Answered: 6 Skipped: 0

No, not at all

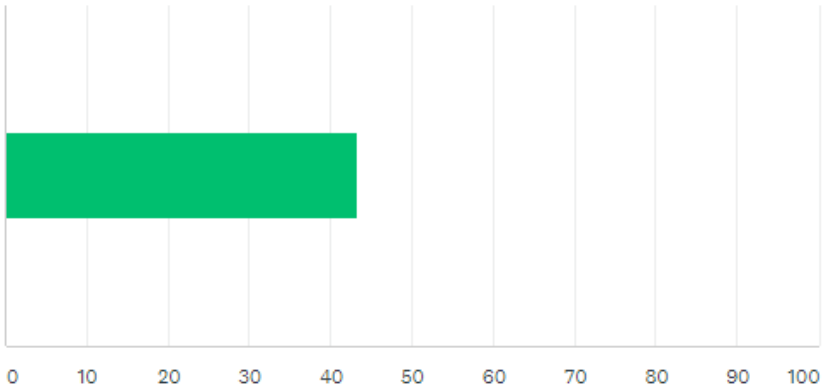


Yes, definitely

Does Option B provide an increase in learning opportunities for students?

Answered: 6 Skipped: 0

No, not at all

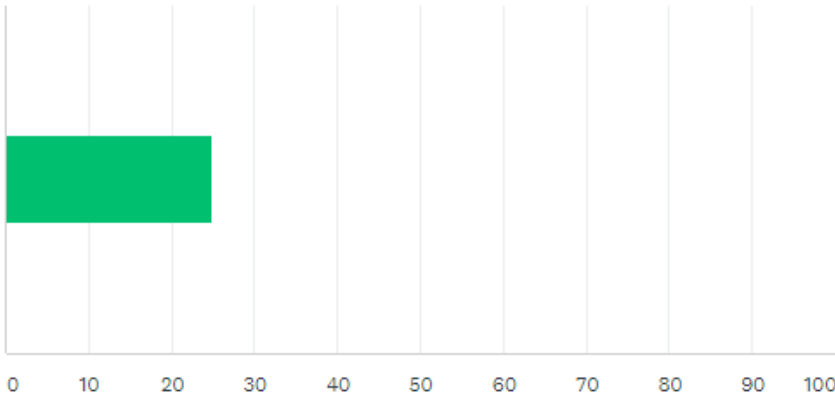


Yes, definitely

Does Option B have the potential to address long-term district inefficiencies?

Answered: 6 Skipped: 0

No, not at all

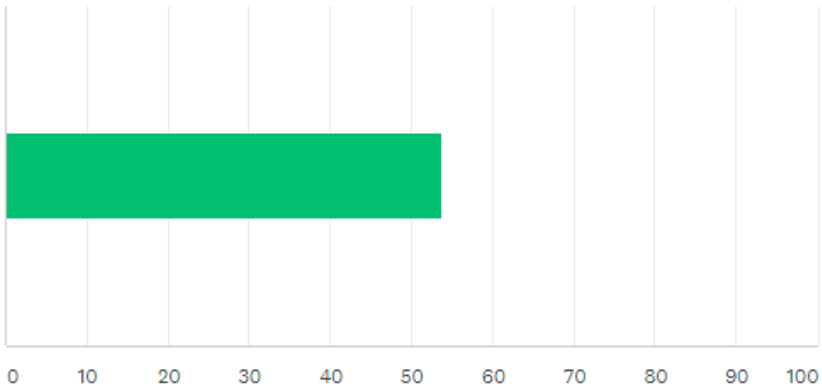


Yes, definitely

Does Option B have the potential to increase or decrease student enrollment?

Answered: 6 Skipped: 0

Decrease enrollment

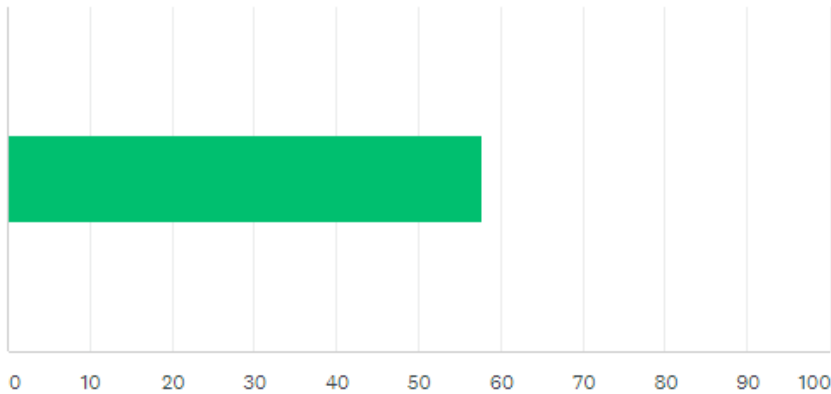


Increase enrollment

Does Option B provide opportunities to engage with the community?

Answered: 6 Skipped: 0

No, not at all

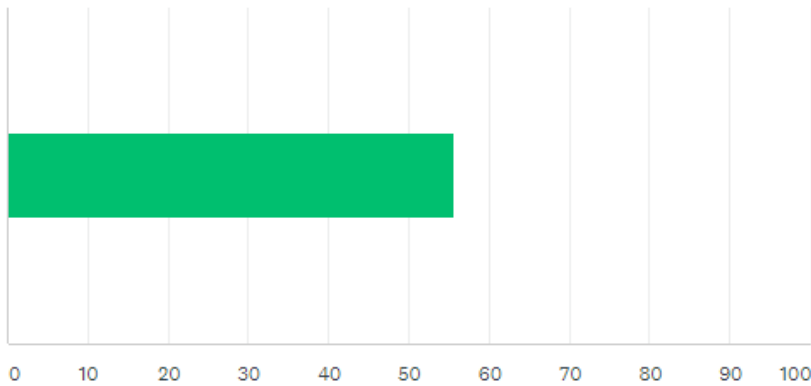


Yes, definitely

Does Option B increase or decrease the threats posed by wildfires to students in the district?

Answered: 6 Skipped: 0

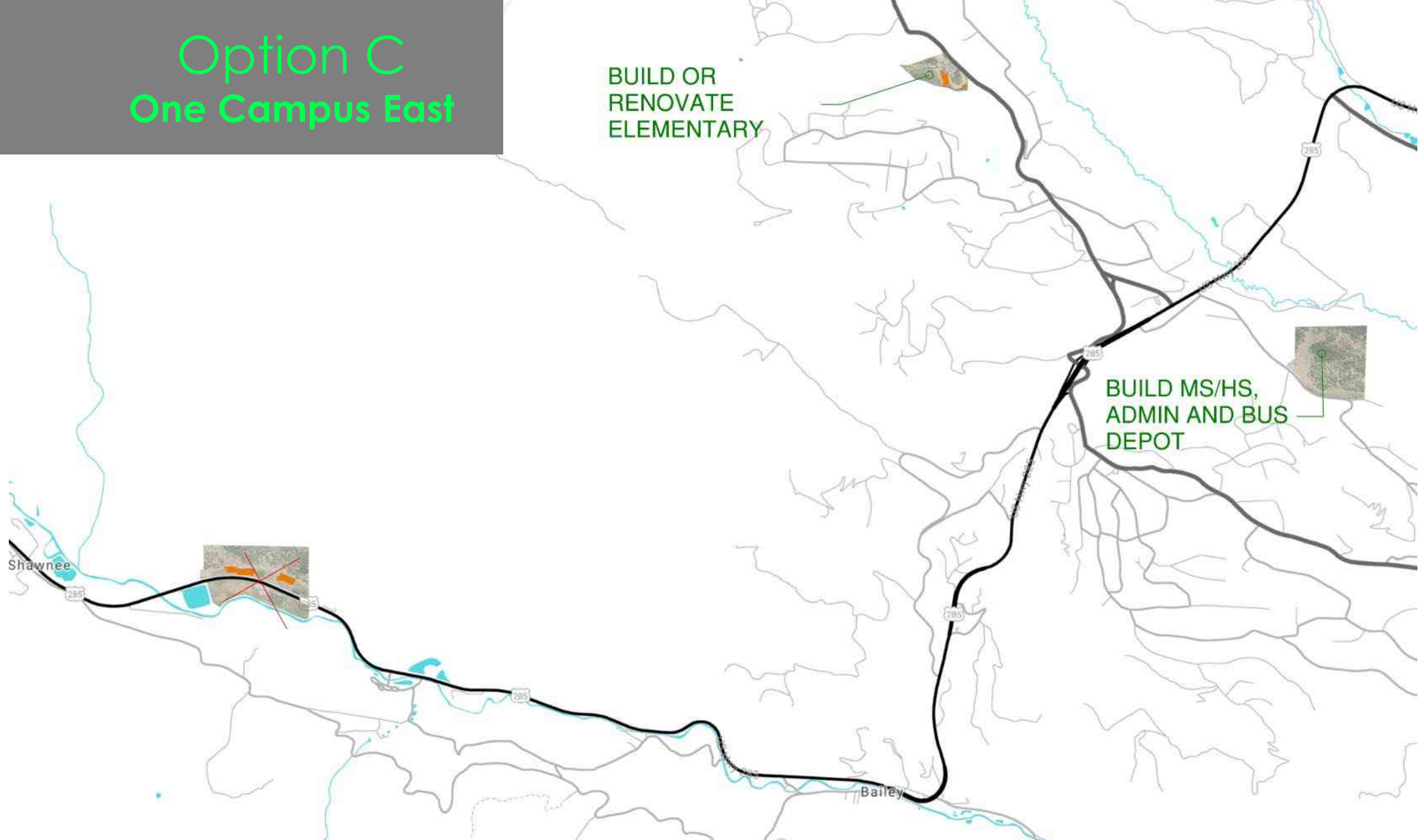
Decrease threat



Increase threat

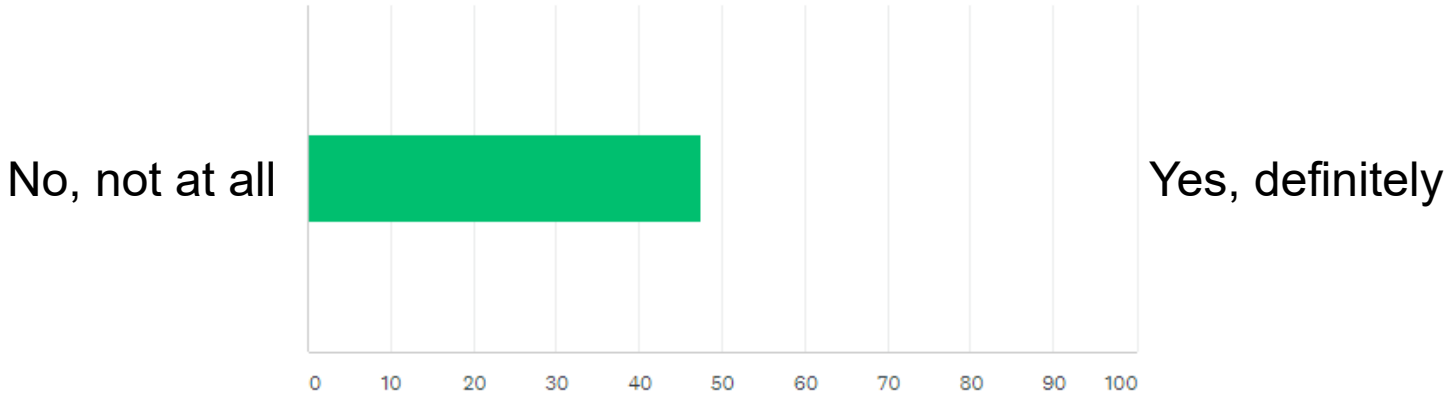
Option C

One Campus East



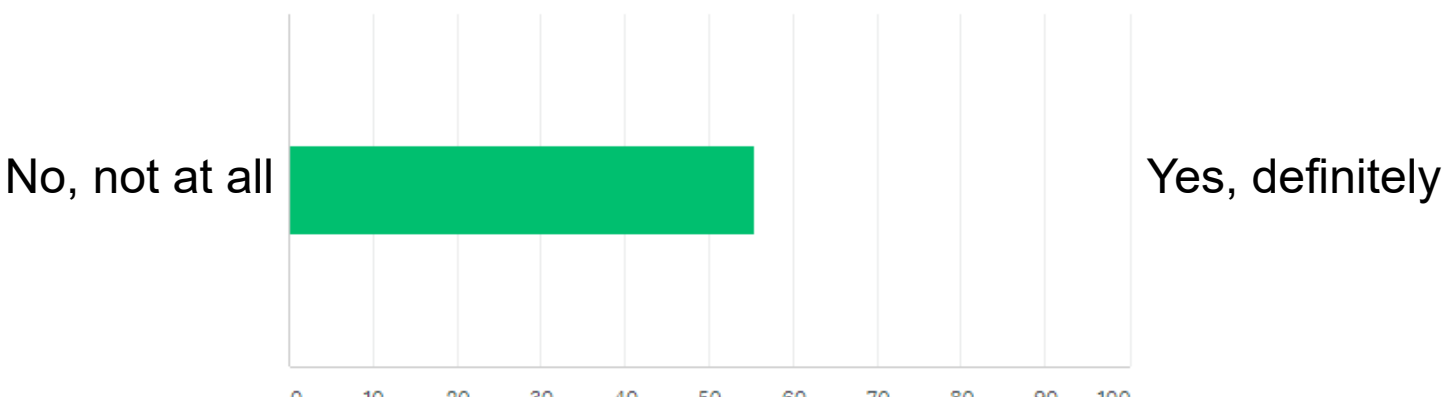
Does Option C have the potential to have strong community support?

Answered: 6 Skipped: 0



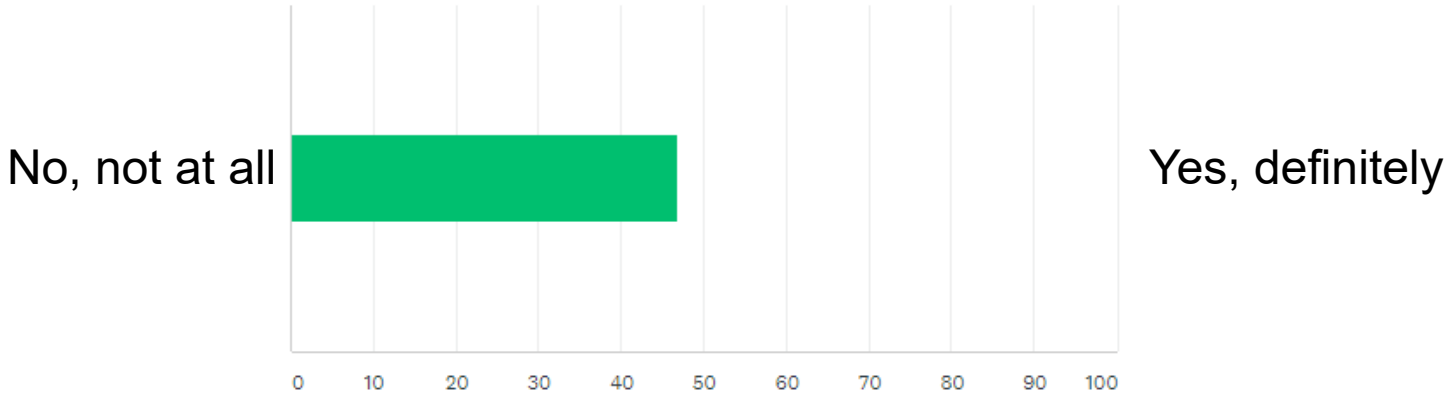
Does Option C provide an increase in learning opportunities for students?

Answered: 6 Skipped: 0



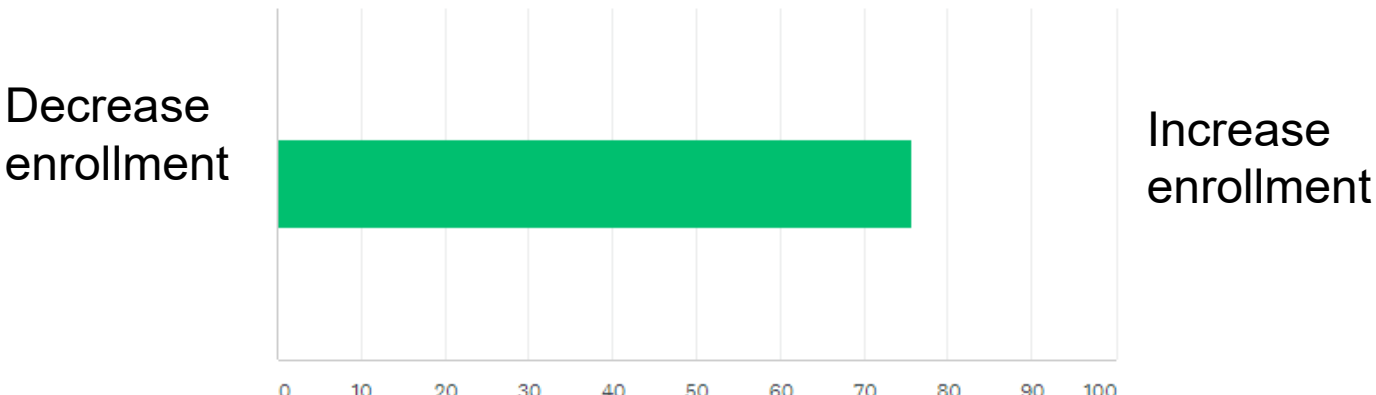
Does Option C have the potential to address long-term district inefficiencies?

Answered: 6 Skipped: 0



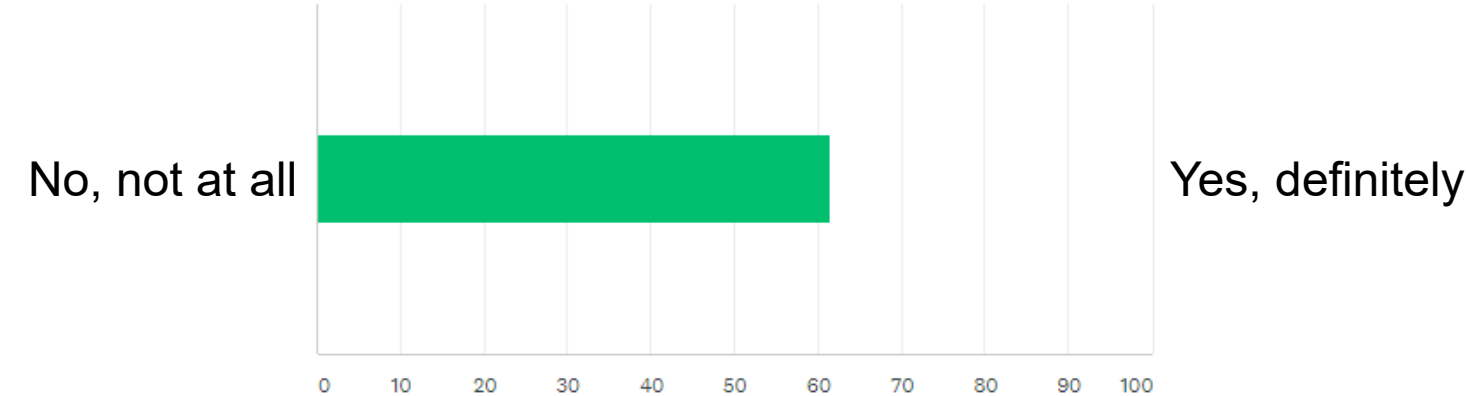
Does Option C have the potential to increase or decrease student enrollment?

Answered: 6 Skipped: 0



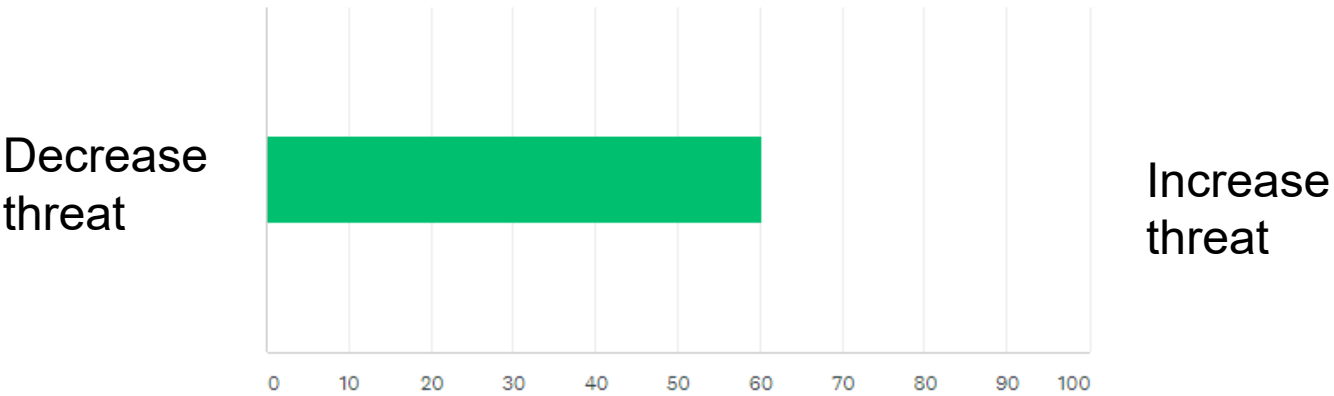
Does Option C provide opportunities to engage with the community?

Answered: 6 Skipped: 0



Does Option C increase or decrease the threat posed by wildfires to students in the district?

Answered: 6 Skipped: 0





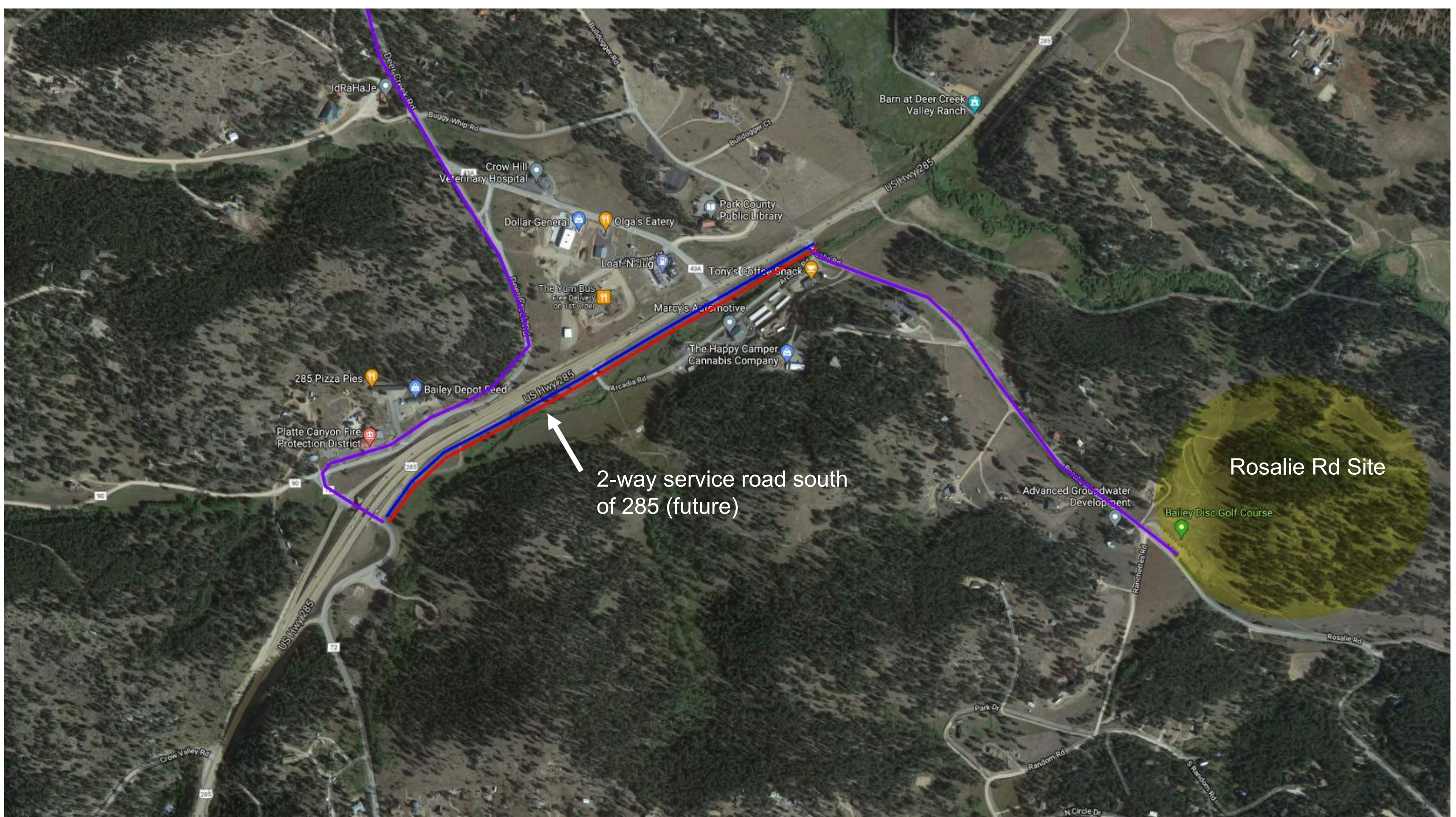
Roundabout option?



C-DOT discussion

Platte Canyon School District
PAT Meeting #3



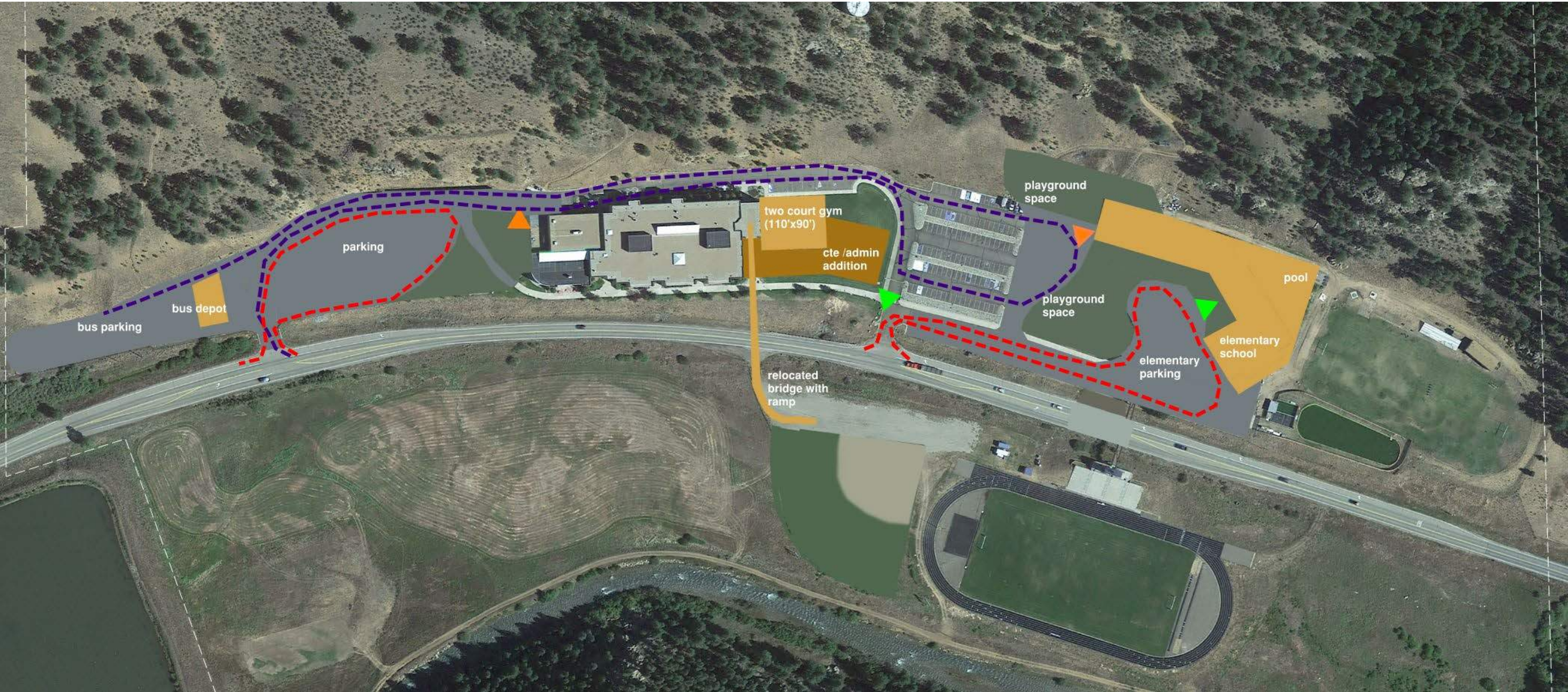


← PARENT PICK-UP / DROP-OFF LOOP
← BUS PICK-UP / DROP-OFF

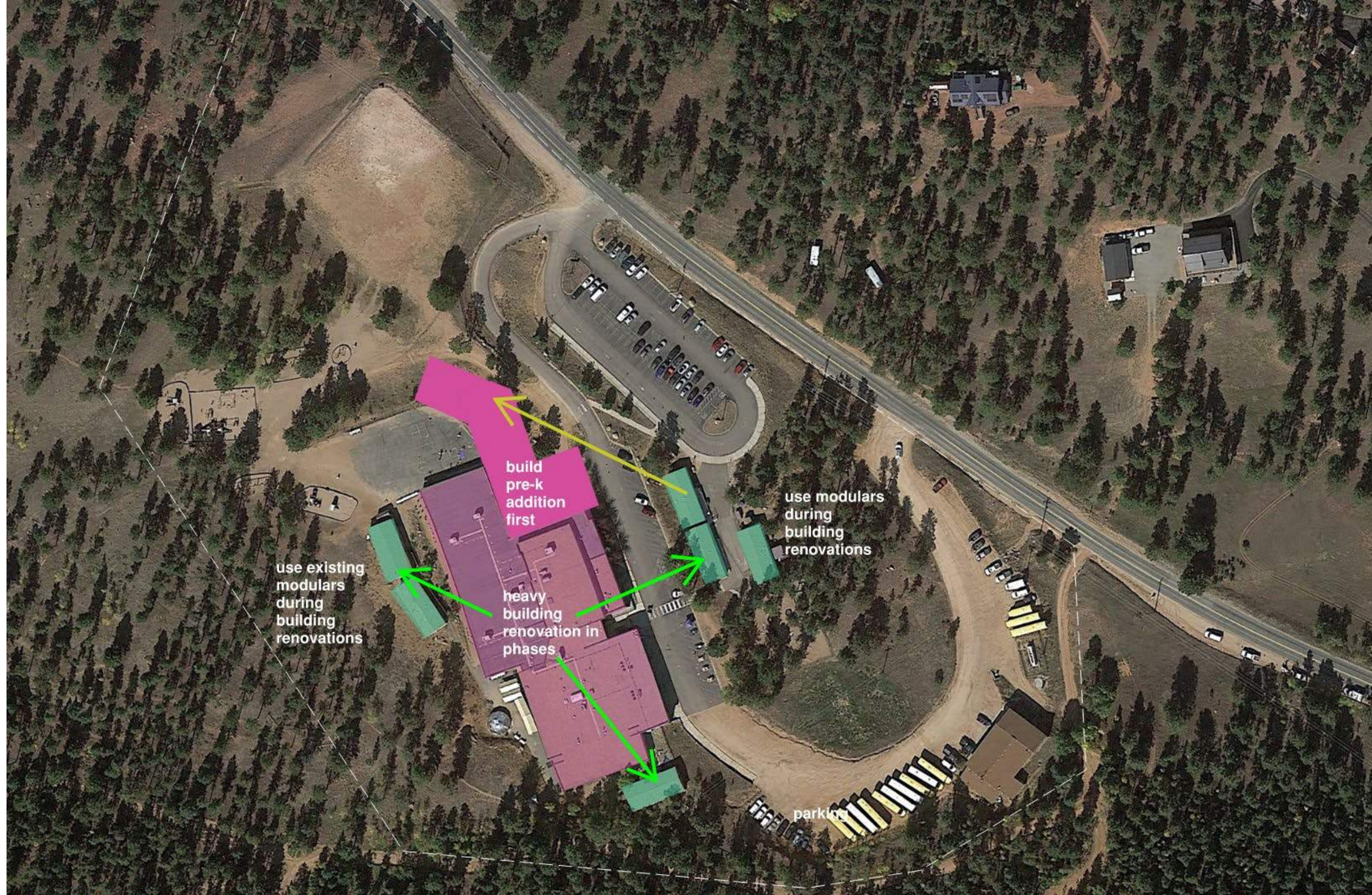


Option A.1— Elementary Addition

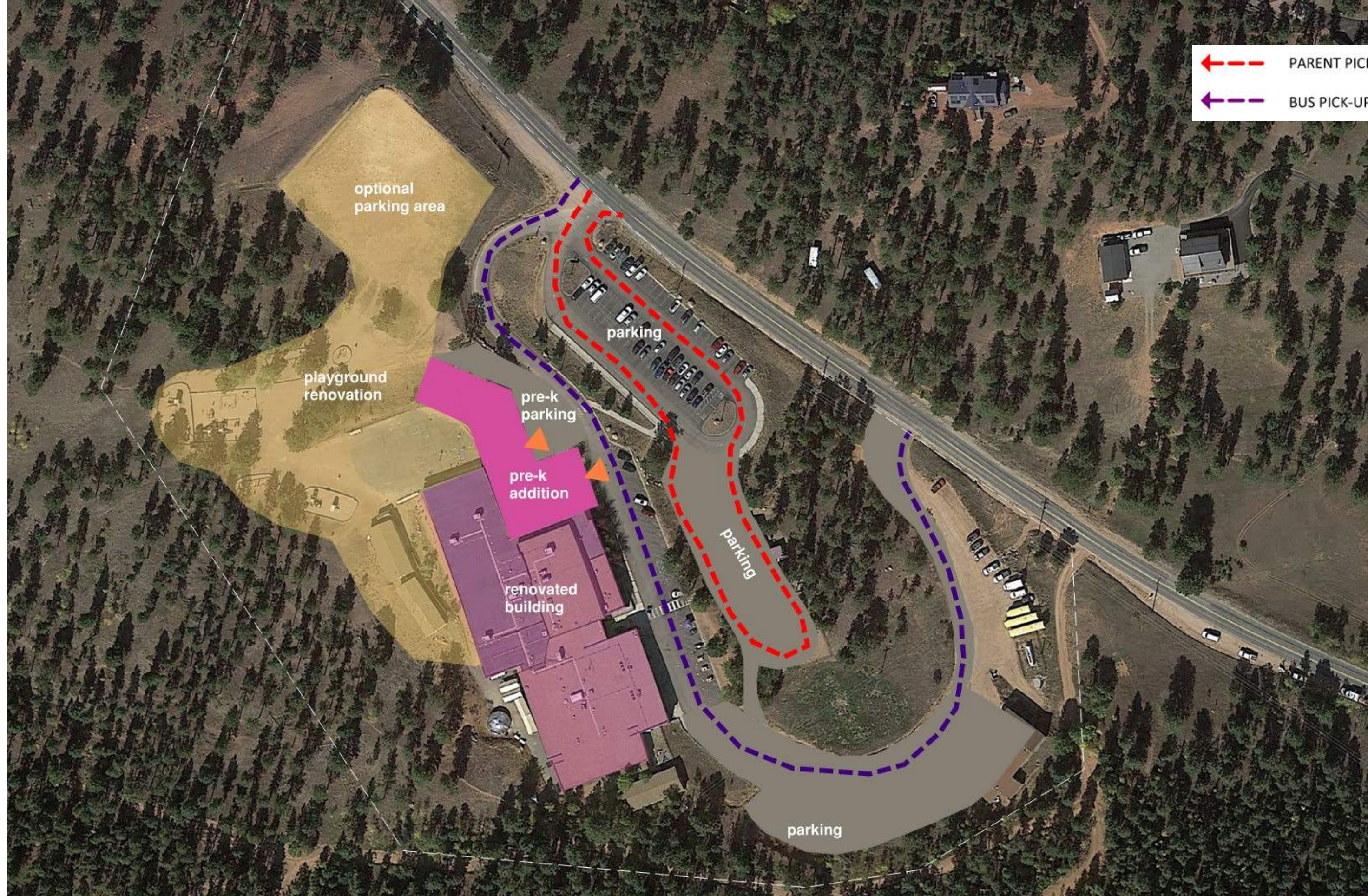
- ← PARENT PICK-UP / DROP-OFF LOOP
- ← BUS PICK-UP / DROP-OFF



Option A.2– Elementary to the East



Option B.1– Renovate Deer Creek



← PARENT PICK-UP / DROP-OFF LOOP
← BUS PICK-UP / DROP-OFF

Option B.1— Renovate Deer Creek



Option B.2 – Elementary @ Rosalie

Option A One Campus West

Pros:

- Efficient
- Financially this makes sense
- Most environmentally sustainable option (re-use of existing buildings)
- Safest in a wildfire event
- Increase school identity and pride
- Curriculum flexibility across grades

Cons:

- Initial support difficult from K-5 families
- Distance from population center
- 285 traffic access
- Site gets very windy – not good for young kids
- A solid 285 traffic solutions could be expensive
- Risk of decreasing K-5 enrollment = funding decrease

Option B Split Campus

Pros:

- Would have strong support with k-5 families
- Keeps smaller children on a more protected sites from traffic and wind

Cons:

- Doesn't solve the inefficiency problem in the district
- Wildfire risk is high
- Renovation on Deek Creek site would be logistically complicated
- Building on the Rosalie Site could be difficult to sell to the community – expensive option, not environmentally friendly, neighbor push-back.

Option C One Campus East

Pros:

- Moves all resources to population center
- Campus is consolidated to within a few minutes drive
- Traffic improvements planned that will connect these two sites without crossing 285

Cons:

- Hard to justify abandoning HS/MS site
- Most expensive option – rebuilding a district from scratch
- Still technically two campuses
- Wildfire risk is high
- Renovation on Deek Creek site would be logistically complicated
- Building on the Rosalie Site could be expensive and not viewed as environmentally sustainable (greenfield)

Bond Language

APPENDIX A
FORM OF THE BALLOT ISSUE

**BALLOT ISSUE ____: PLATTE CANYON SCHOOL DISTRICT NO. 1 GENERAL
OBLIGATION BONDS**

SHALL PLATTE CANYON SCHOOL DISTRICT NO. 1 DEBT BE INCREASED \$30.1 MILLION, WITH A REPAYMENT COST OF UP TO \$46.3 MILLION, AND SHALL DISTRICT TAXES BE INCREASED BY UP TO \$2.25 MILLION ANNUALLY, TO ADDRESS, TO THE EXTENT OF AVAILABLE FUNDS, THE CAPITAL NEEDS OF THE DISTRICT AND FINANCE THE COSTS OF:

- CONSTRUCTING A NEW PRE-KINDERGARTEN THROUGH FIFTH GRADE ELEMENTARY SCHOOL;
- MAKING IMPROVEMENTS TO THE MIDDLE HIGH SCHOOL SITE TO ADDRESS SAFETY AND SECURITY NEEDS AND EXTEND BUILDING USEFUL LIFE;

AND CONSTRUCTING, RENOVATING AND REPAIRING DISTRICT CAPITAL ASSETS, BY THE ISSUANCE AND PAYMENT OF GENERAL OBLIGATION BONDS WHICH SHALL BEAR INTEREST, MATURE, BE SUBJECT TO REDEMPTION, WITH OR WITHOUT PREMIUM, AND BE ISSUED AT SUCH TIME, AT SUCH PRICE (AT, ABOVE OR BELOW PAR) AND IN SUCH MANNER AND CONTAINING SUCH TERMS, NOT INCONSISTENT WITH THIS BALLOT ISSUE, AS THE BOARD OF EDUCATION MAY DETERMINE; AND SHALL AD VALOREM PROPERTY TAXES BE LEVIED WITHOUT LIMIT AS TO THE MILL RATE NOT INCONSISTENT WITH THE COST PARAMETERS SET FORTH ABOVE AND IN AN AMOUNT SUFFICIENT IN EACH YEAR TO PAY THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT?

_____ YES/FOR _____ NO/AGAINST

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