



MEETING NOTES PAT #4

PROJECT: Platte Canyon School District Master Plan

PROJECT NO: 2021-050.00

DATE: 09-20-2021

ATTENDANCE: see meeting attendance sheet

SUBJECT: Planning Advisory Team Meeting #4

A. Meeting Agenda:

1. Agenda / Attendance Sheet
2. Review site options A and B
 - a. Platte Canyon Site
 - b. Deer Creek Site
3. Community Feedback
 - a. What information do we want and from whom?
 - b. Strategy
4. Community Meeting Schedule
 - a. In Person Meeting – Thursday, September 30th
 - b. Virtual Meeting – Monday, October 4th

B. Christine reviewed the overall map of Option A and B and the local plan of each site

1. Verify both schemes have gyms with a total of 3 cross courts or practice courts
2. Are we relocating the practice field in option A or does it just go away?

C. The group reviewed and commented on the pros and cons list

1. Remove comment regarding combined age groups for busing
2. Reword con for logistically complicated
3. Portion of the work in Option B will be completed while school is in session

D. Community Meeting Strategy

1. What are the goals the district wants to communicate?
 - a. Improve safety across the district
 - b. Provide 21st century education and CTE spaces
 - c. Facilities which address the needs of today's students
 - d. Create efficiency through consolidation of facilities
2. How to get the word out about upcoming meetings or surveys for the community?
 - a. PCSD Website/Facebook (main location of information)
 - b. local newspaper
 - c. HOAs
 - d. MOPS (mother's of preschoolers)
 - e. Senior Alliance
 - f. VFW Breakfast – October 3rd
 - g. Community facebook groups
 - h. Nextdoor? Maybe
 - i. Printed fliers at local businesses – liquor store

3. What do we want to know and from whom?
 - a. Inform voters about the process and progress of the district master plan
 - b. Define priorities
 - c. Purpose of masterplan?
 - d. Timeline of masterplan?
 - e. How is this work funded?
 4. The group reviewed the first draft of the community meeting presentation slides
 - a. Reviewed questions we will ask at the community meeting
 - b. PAT suggested we swap option A and B so it doesn't look like we are advocating for one of the options. Try to keep the presentation fair.
 - c. Add the word preschool to the second question.
 - d. RTA needs to introduce themselves and lead the conversations
 - e. Add distance from 285 to Deer Creek Elementary on the large map
 - f. We need a flier made asap to get distributed to the community.
- E. Community meeting will be the following dates and times:
1. In Person Meeting – Thursday, September 30th @ 6:30PM
 - a. Location: Deer Creek Elementary Gymnasium
 2. Virtual Meeting – Monday, October 4th @ 6:30 PM
 - a. Location: Zoom Meeting – Link will be distributed with the flier as a QR code.

Attachments: Attendance Sheet
CC:

REPORTED BY: _____
Signature

Christine Costa, RA
Printed Name

19 South Tejon Street, Suite 300 - Colorado Springs, CO 80903 - Tel: 719-471-7566 Fax: 719-471-1174



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 09/20/21								NAME	REPRESENTING	PHONE	EMAIL ADDRESS
x	x	x	x								Jolene Durrant	DLES	303-679-7775	jdurrant@pcsdk12.org
x	x	x	x								Heather Prewitt	BOE	303-809-1302	hprewitt@pcsdk12.org
x	x	x	x								Ashley Stephen	District Office	303-679-7405	astephen@pcsdk12.org
x		x	x								Matt Flores	PCSD	303-679-7553	mflores@pcsdk12.org
x	x	x	x								Mike Schmidt	PCSD	303-678-7411	mschmidt@pcsdk12.org
x		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	x								Doug Abernethy	RTA	719-471-7566	doug@rtaarchitects.com
x	x	x	x								Ken Gregg	RTA	719-867-7049	ken@rtaarchitects.com
x	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 #4
September 20th, 2021

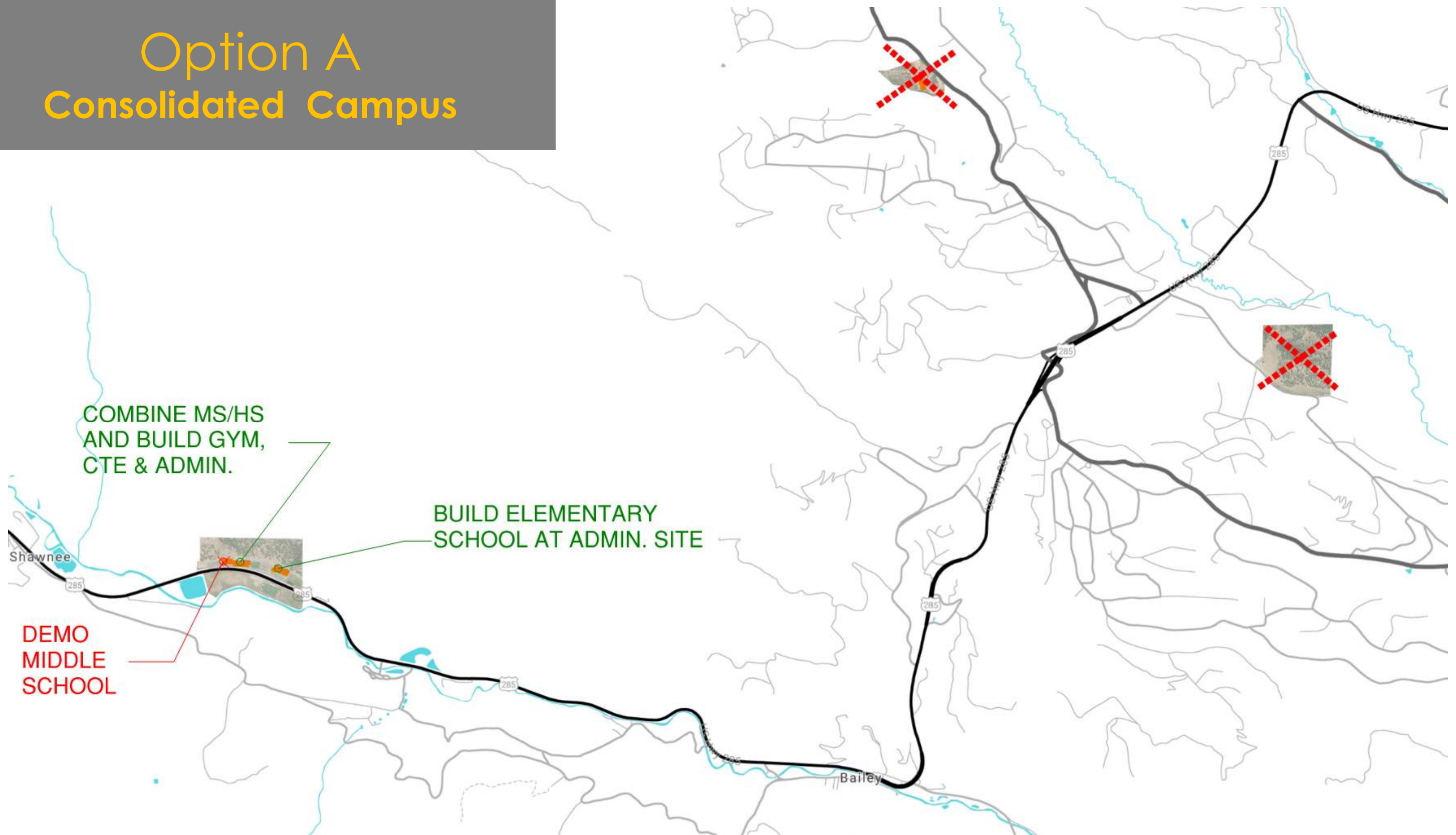
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 - B. Strategy
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PAT Meeting Norms:

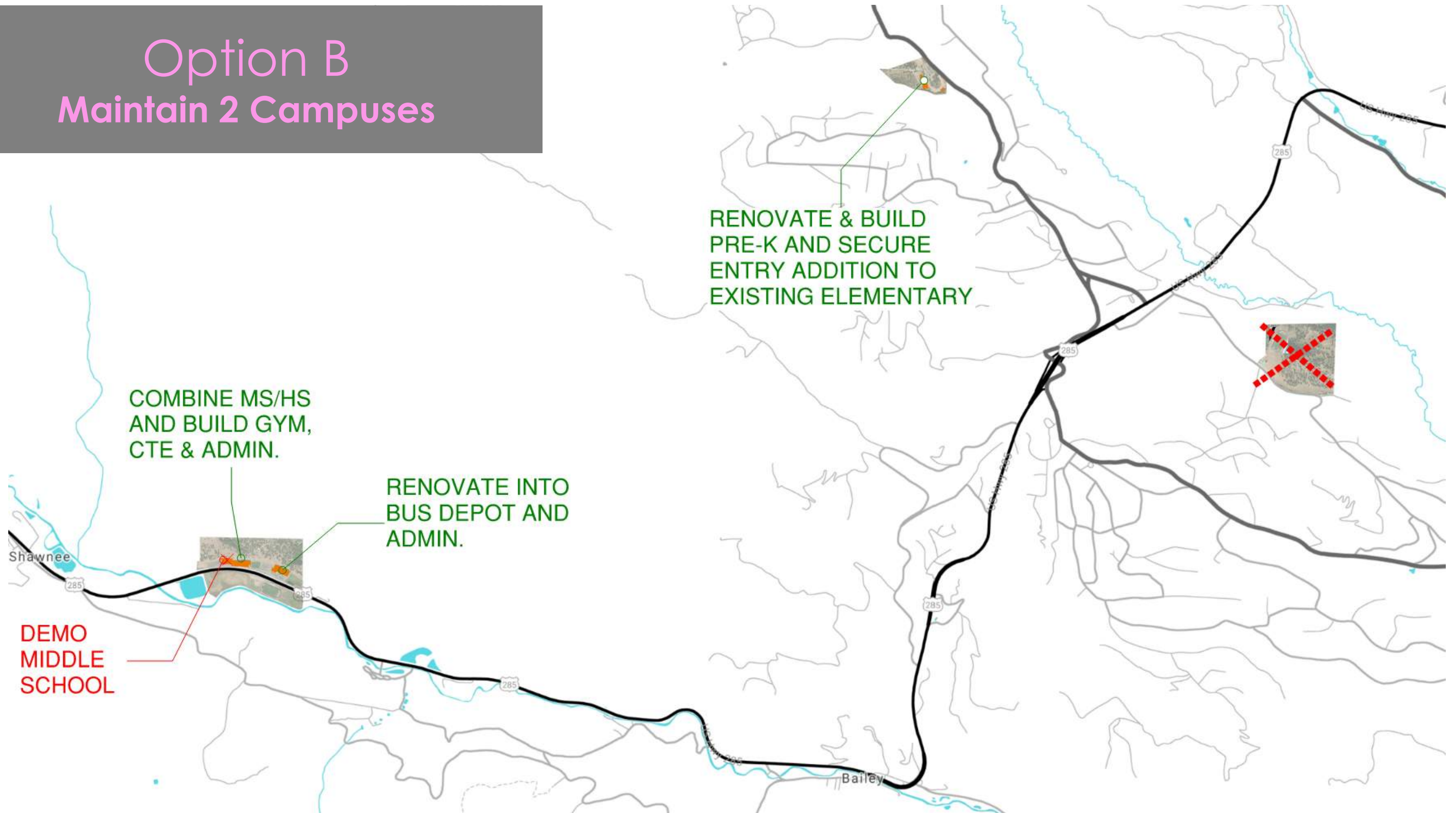
- ✓ Attendance is expected at all scheduled meetings.
- ✓ The meetings will start on time with duration of 90 minutes (typical). Group members should be on time and expect to remain for the entire meeting if possible.
- ✓ The purpose of each meeting will be defined; members are requested to come prepared 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.

Option A Consolidated Campus

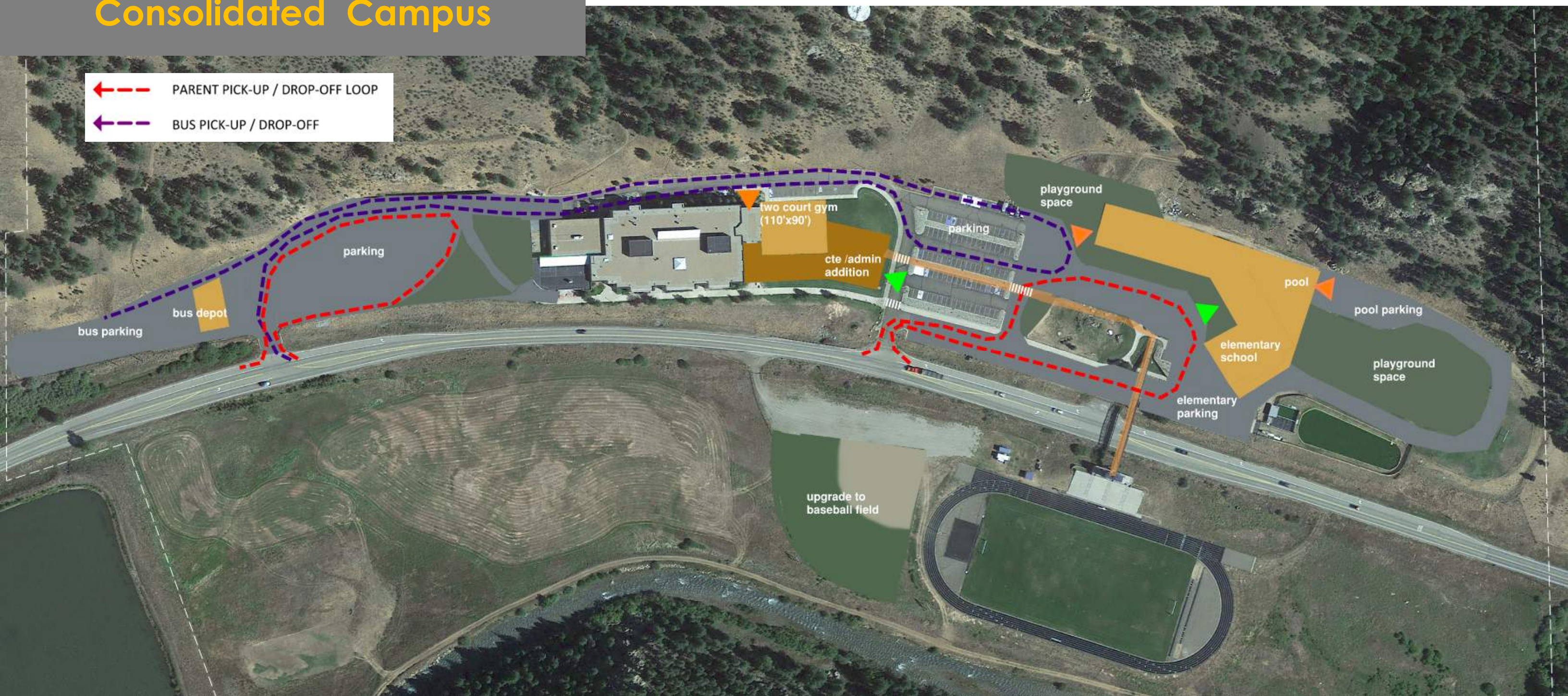


Option B

Maintain 2 Campuses



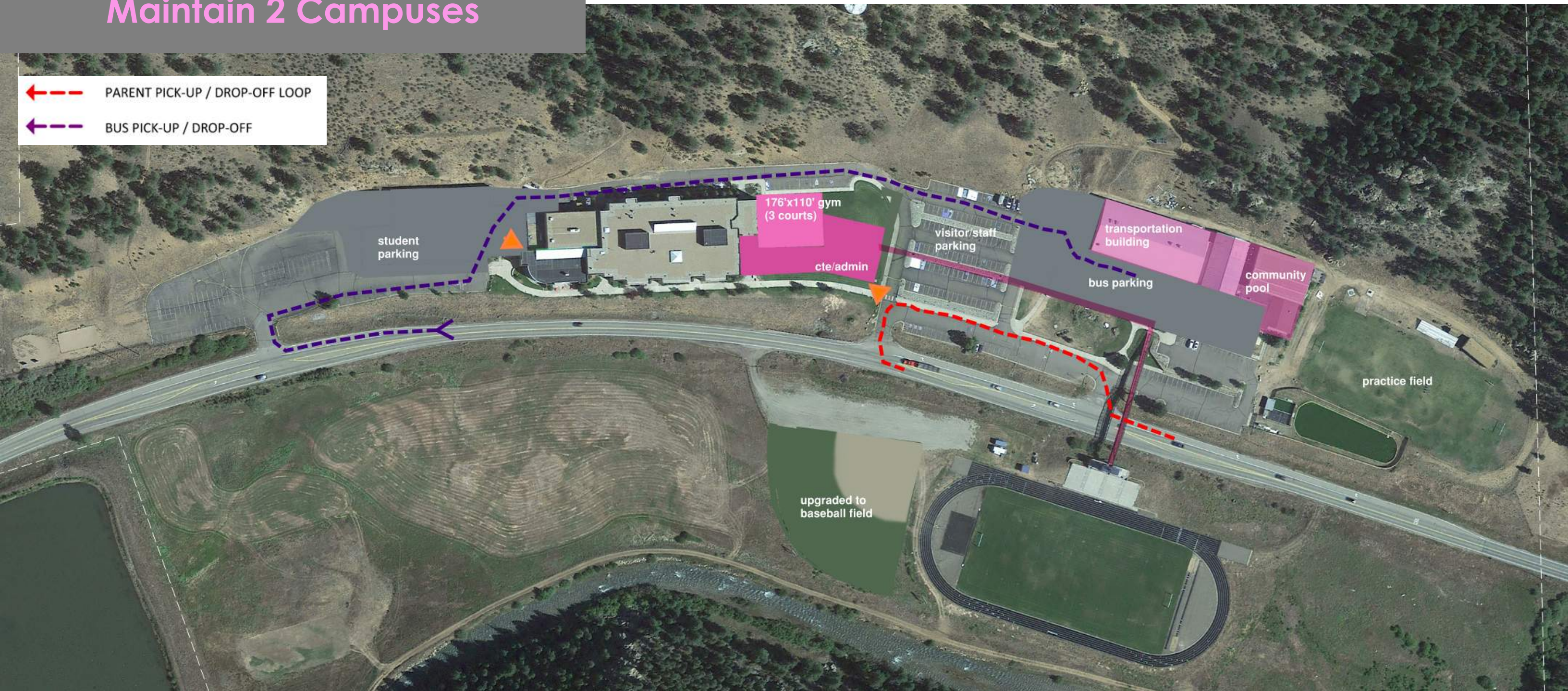
Option A Consolidated Campus



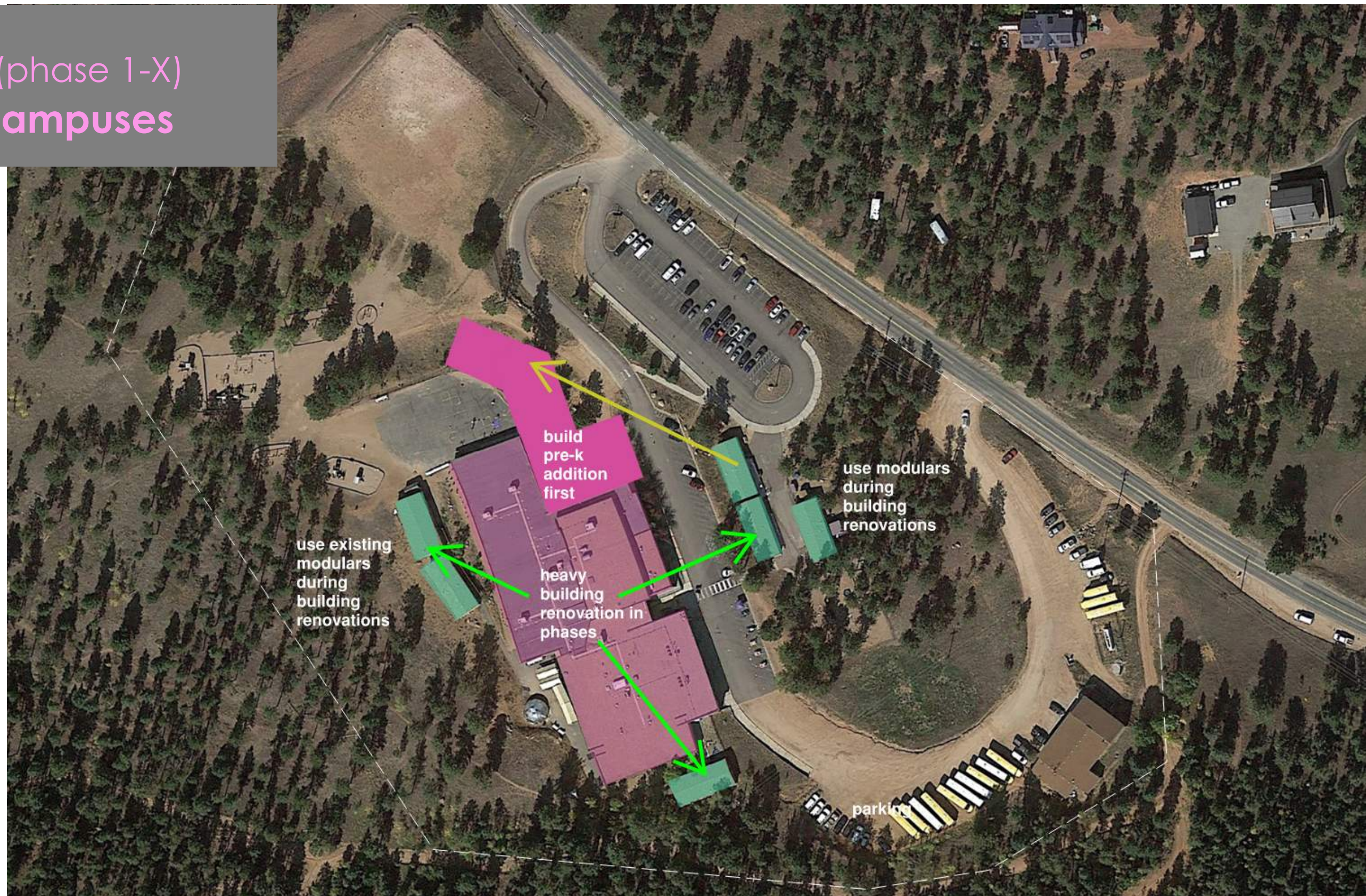
Option B

Maintain 2 Campuses

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

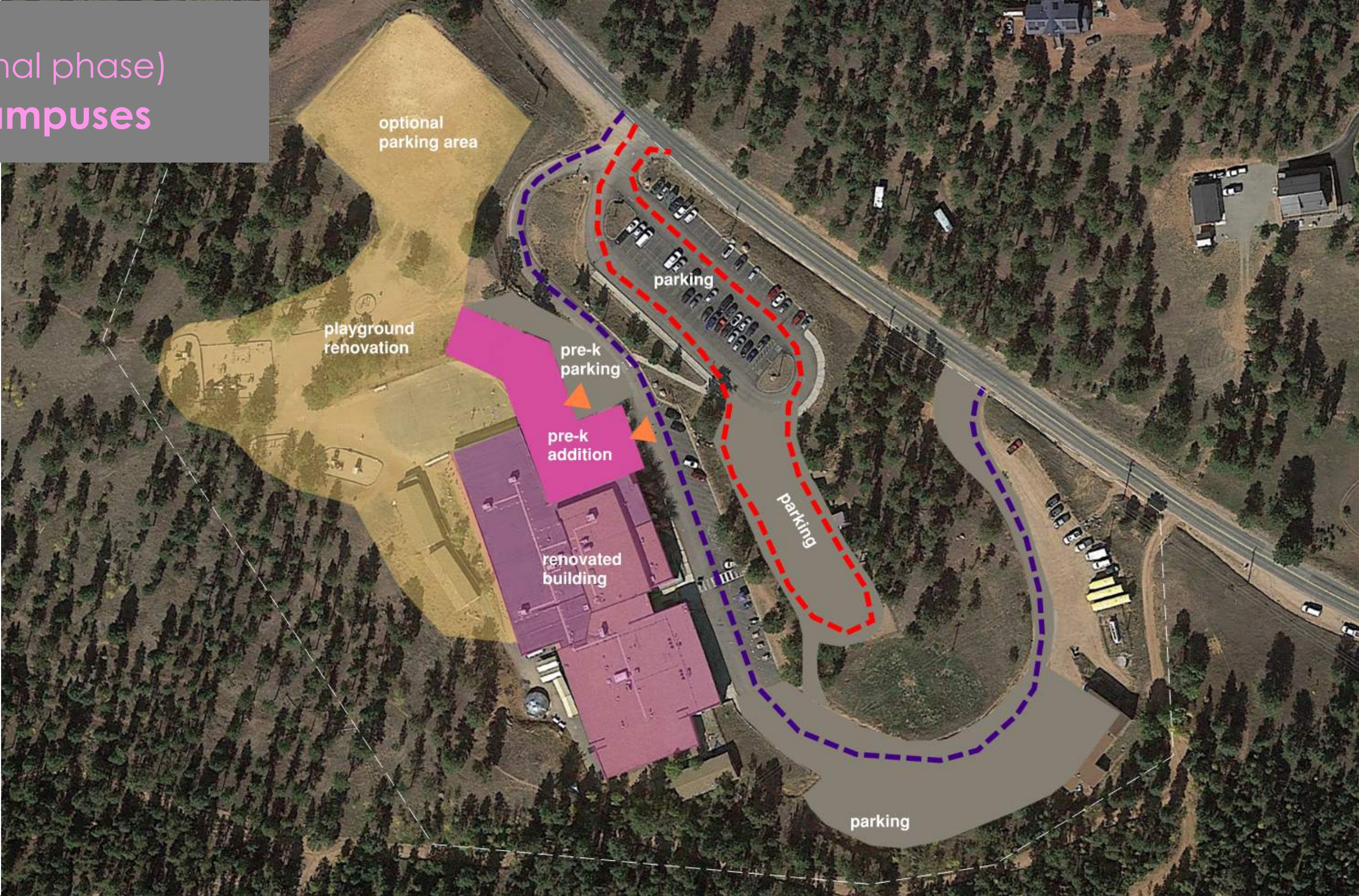


Option B (phase 1-X) Maintain 2 Campuses



Option B (final phase) Maintain 2 Campuses

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



Option A Consolidated Campus

Pros:

- Creates long-term district efficiencies
- (administration, transportation, food service etc.)
- Safer in a wildfire event (vs. Deer Creek)
- Increase school identity and pride
- Curriculum flexibility across grades
- Construction 12-14 months with little interruption to instruction.

Cons:

- Elementary further away from population center
- 285 traffic access
- Windy site – not good for young kids
- A solid 285 traffic solution could be expensive
- Could have k-12 students all on one bus together

Option B Maintain 2 Campuses

Pros:

- Elementary students protected from traffic/wind at current site
- Pleasant shady site
- Maintains elementary school near population center
- Elementary students on separate bus from 6-12 students

Cons:

- Continues district inefficiencies
- (administration, transportation, food service etc.)
- Wildfire risk is higher (vs. Platte Canyon site)
- Renovation on Deer Creek site would be logistically complicated – Construction time 16-18 months with students in modulares during school year

Community Engagement

What do we want to communicate

Inform voters about the process and progress of the district master plan

Priorities: DEFINE THESE

Explain the two options facing the planning advisory team and ask for feedback on each option

What is the purpose of a facilities master plan?

The purpose of a master plan is to identify and prioritize the current and future needs of our district's facilities. The central outcome of the master plan is to create a plan and identify the funding needed to provide equitable access to outstanding facilities for all PCSD stakeholders.

What is the timeline for a facilities master plan?

The long-term facility master has a five-to-ten-year implementation and completion timeline. This is dependent on many factors and may take longer.

What is the district trying to achieve with the facilities master plan?

- The master plan moves PCSD towards reducing maintenance and operational needs with fewer major repairs for the next 10 years.

How will the work be funded?

1. Bond

2. Best

Community Engagement

How to get the word out about upcoming informational meetings or surveys?

1. In Person Meeting – Thursday, September 30th

2. Virtual Meeting – Monday, October 4th

Possible avenues of communication

- PCSD Website / Facebook
- Local Newspaper – The Flume
- Nextdoor website/App
- Chamber of Commerce
- Harris Park Community Center
- Fliers at local businesses
- Community Facebook Groups
- Others?

Community Engagement

What do we want to know and from whom?

Community Voter Questions:

Get initial attitudes of the group before we present the options:

How concerned are you about existing conditions of the school district facilities? Multiple choice

Would you support rebuilding the elementary school at the Platte Canyon site? Yes or No

After options are presented with pros and cons, ask:

Which master plan option would you support? A or B

Community Engagement

How to conduct these community meetings?

Meeting Logistics

- Who Leads?
- Location of in-person meeting
- App used for virtual meeting
- Practice meeting
- Bond election committee
- Consolidate information in one place online?

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 \$33.9 MILLION, WITH A REPAYMENT COST OF UP TO \$59.9 MILLION, AND SHALL DISTRICT TAXES BE INCREASED BY UP TO \$2.5 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
9/20	PAT #4 Review Option Progress

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

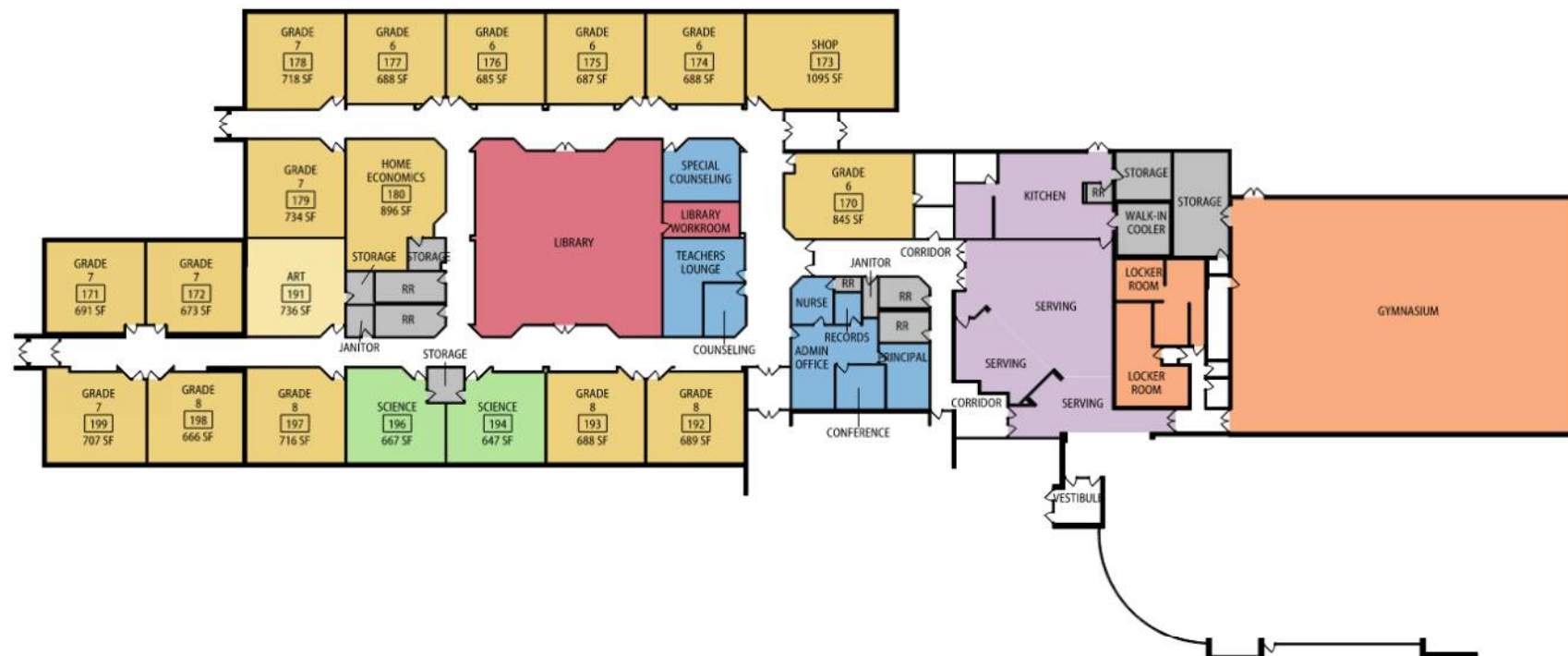
- Building condition 7X
- Resources spread thin over two sites/transportation/inefficiencies in staff 6X
- Lack of funding for buildings, salaries, opportunities for kids 3X
- Small size 3X
- traffic 3X
- Far from other districts 2X
- Tax-averse community 2X
- Declining enrollment 2X
- Declining/limited 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

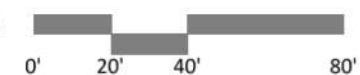


- Administration
- Art/Music
- Dining/Common
- Instructional Areas
- Library Information Center
- PE/Athletics
- Science
- Support

CLASSROOM CAPACITY					
CLASSROOM	NUMBER	AREA	DISTRICT CAPACITY	CDE SF/PUPIL	CDE CAPACITY
ART	191	736 SF	3	40	18
ART: 1		736 SF	3		18
GRADE 6	170	845 SF	3	30	28
GRADE 6	174	688 SF	3	30	23
GRADE 6	175	687 SF	3		
GRADE 6	176	685 SF	3		
GRADE 6	177	688 SF	3		
GRADE 6: 5		3592 SF	15		51
GRADE 7	171	691 SF	3		
GRADE 7	172	673 SF	3		
GRADE 7	178	718 SF	3		
GRADE 7	179	734 SF	3		
GRADE 7	199	707 SF	3		
GRADE 7: 5		3524 SF	15		0
GRADE 8	192	689 SF	3		
GRADE 8	193	688 SF	3		
GRADE 8	197	716 SF	3		
GRADE 8	198	666 SF	3		
GRADE 8: 4		2760 SF	12		0
GYMNASIUM	158	6299 SF	0	37	170
GYMNASIUM: 1		6299 SF	0		170
SCIENCE	194	647 SF	3	40	16
SCIENCE	196	667 SF	3	40	17
SCIENCE: 2		1314 SF	6		33
SHOP	173	1095 SF	3		
SHOP: 1		1095 SF	3		0
GRAND TOTAL: 19		19320 SF	54		273

FLOOR PLAN - MIDDLE SCHOOL CAPACITY

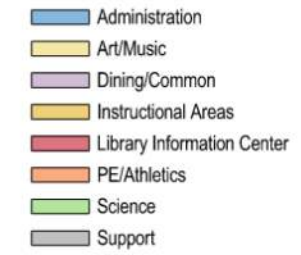
1" = 40'-0"



CAPACITY PLAN - PLATTE CANYON MIDDLE SCHOOL

PLATTE CANYON SCHOOL DISTRICT





1ST FLOOR PLAN - CAPACITY

1" = 40'-0"

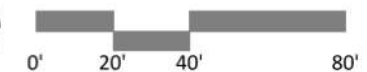


2ND FLOOR PLAN - CAPACITY

1/32" = 1'-0"



NORTH





2ND FLOOR PLAN - HIGH SCHOOL CAPACITY

1" = 40'-0"

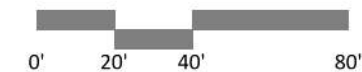


1ST FLOOR PLAN - HIGH SCHOOL CAPACITY

1" = 40'-0"

- Administration
- Art/Music
- Breakout Instruction
- Instructional Areas
- Library Information Center
- PE/Athletics
- Support

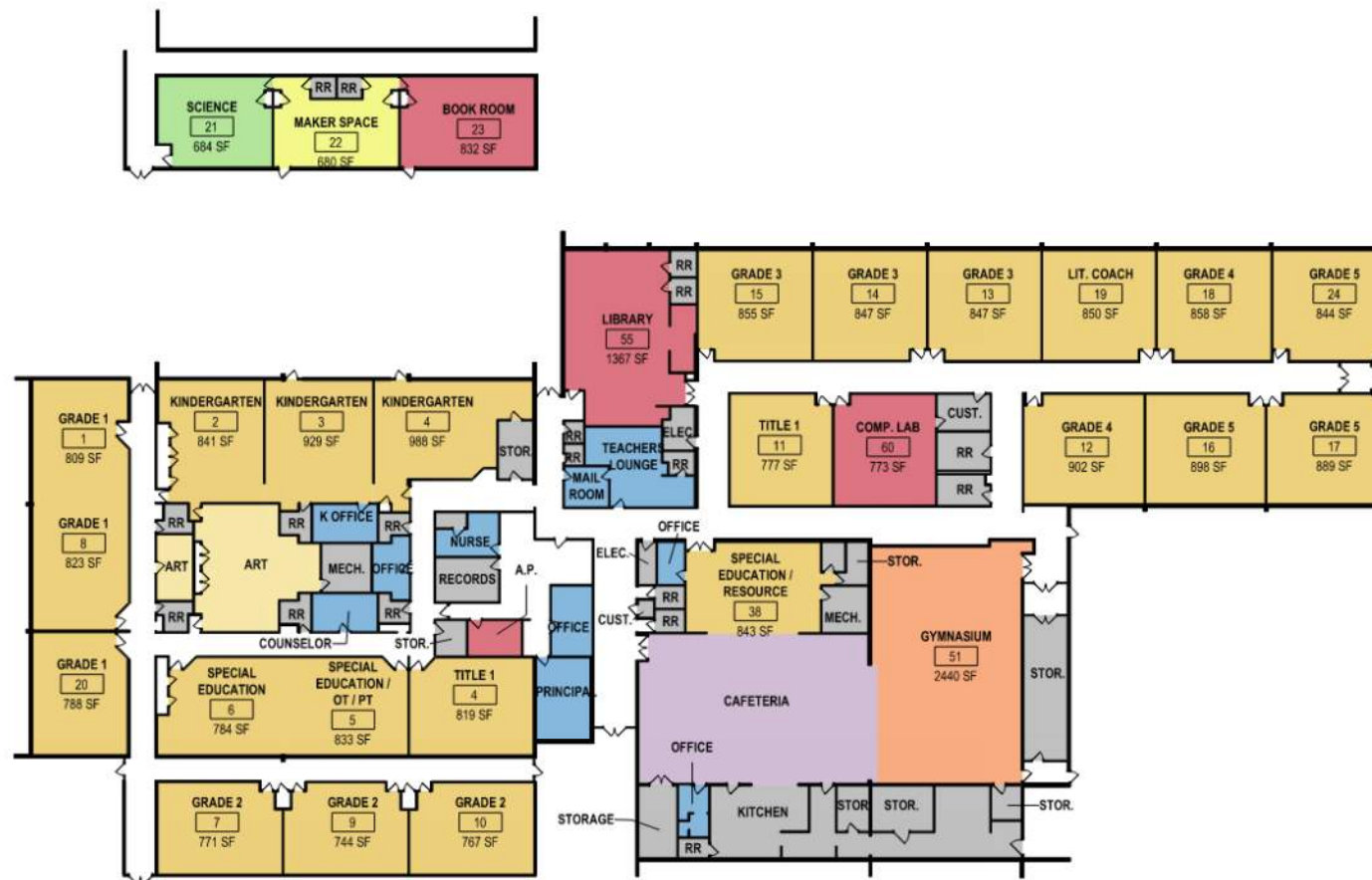
CLASSROOM CAPACITY					
CLASSROOM	NUMBER	AREA	DISTRICT CAPACITY	CDE SF/PUPIL	CDE CAPACITY
ART	C121	1081 SF	3	45	24
ART: 1		1081 SF	3		24
CERAMICS	C122	234 SF	3	45	5
CERAMICS: 1		234 SF	3		5
GRADE 9	C137	712 SF	3	28	25
GRADE 9	C138	752 SF	3	28	27
GRADE 9	C139	748 SF	3	28	27
GRADE 9	C140	748 SF	3	28	27
GRADE 9	C141	546 SF	3	28	20
GRADE 9: 5		3507 SF	15		125
GRADE 10	C145	712 SF	3	28	25
GRADE 10	C146	747 SF	3	28	27
GRADE 10	C147	756 SF	3	28	27
GRADE 10	C153	722 SF	3	28	26
GRADE 10	C154	751 SF	3	28	27
GRADE 10	C155	751 SF	3	28	27
GRADE 10: 6		4438 SF	18		158
GRADE 11	B203	885 SF	3	28	32
GRADE 11	C221	703 SF	3	28	25
GRADE 11	C222	747 SF	3	28	27
GRADE 11	C223	748 SF	3	28	27
GRADE 11	C229	775 SF	3	28	28
GRADE 11	C230	726 SF	3	28	26
GRADE 11	C231	751 SF	3	28	27
GRADE 11: 7		5336 SF	21		191
GRADE 12	C232	775 SF	3	28	28
GRADE 12	C234	782 SF	3	28	28
GRADE 12	C235	734 SF	3	28	26
GRADE 12	C236	770 SF	3	28	27
GRADE 12	C242	717 SF	3	28	26
GRADE 12	C243	756 SF	3	28	27
GRADE 12	C244	751 SF	3	28	27
GRADE 12: 7		5285 SF	21		189
SCIENCE LAB	C212	1313 SF	3	44	30
SCIENCE LAB	C215	1309 SF	3	44	30
SCIENCE LAB	C217	1339 SF	3	44	30
SCIENCE LAB	C220	1328 SF	3	44	30
SCIENCE LAB: 4		5290 SF	12		120
SPECIAL ED	C117	904 SF	3	37	24
SPECIAL ED: 1		904 SF	3		24
GRAND TOTAL: 32		26075 SF	96		837



CAPACITY PLANS - PLATTE VALLEY HIGH SCHOOL

PLATTE CANYON SCHOOL DISTRICT





- Administration
- Art/Music
- Breakout Instruction
- Dining/Common
- Instructional Areas
- Library Information Center
- PE/Athletics
- Science
- Support

CLASSROOM CAPACITY				
CLASSROOM	NUMBER	AREA	CDE SF/PUPIL	CDE CAPACITY
GRADE 1	1	809 SF	38	21
GRADE 1	8	823 SF	38	22
GRADE 1	20	788 SF	38	21
GRADE 1: 3		2420 SF		64
GRADE 2	7	771 SF	32	24
GRADE 2	9	744 SF	32	23
GRADE 2	10	767 SF	32	24
GRADE 2: 3		2282 SF		71
GRADE 3	13	847 SF	32	26
GRADE 3	14	847 SF	32	26
GRADE 3	15	855 SF	32	27
GRADE 3: 3		2549 SF		80
GRADE 4	12	902 SF	30	30
GRADE 4	18	858 SF	30	29
GRADE 4: 2		1760 SF		59
GRADE 5	16	898 SF	30	30
GRADE 5	17	889 SF	30	30
GRADE 5	24	844 SF	30	28
GRADE 5: 3		2631 SF		88
KINDERGARTEN	2	841 SF	38	22
KINDERGARTEN	3	929 SF	38	24
KINDERGARTEN	4	988 SF	38	26
KINDERGARTEN: 3		2758 SF		73
SCIENCE	21	684 SF	30	23
SCIENCE: 1		684 SF		23
GRAND TOTAL: 18		15083 SF		456

FLOOR PLAN - ELEMENTARY SCHOOL CAPACITY
1" = 40'-0"

