

**RESOLUTION APPROVING THE  
PURCHASE, SALE, AND MANAGEMENT  
AGREEMENT BETWEEN THE  
CONSERVATION FUND AND THE TOWN OF  
CASTLE ROCK FOR LOST CANYON  
RANCH**



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PARKS AND RECREATION

APRIL 16, 2024



# BACKGROUND

An essential priority identified in the 2023 Community Survey is the preservation of open space. Lost Canyon Ranch is one of the last, large-acreage properties yet to be developed near Castle Rock. Its outstanding scenic resources, cultural resources and potential recreational opportunities are unparalleled. For this reason, the Town of Castle Rock, The Conservation Fund, Great Outdoors Colorado (GOCO) and Douglas County have partnered to acquire this 681-acre property, representing the largest acquisition and protection of open space in Town history.





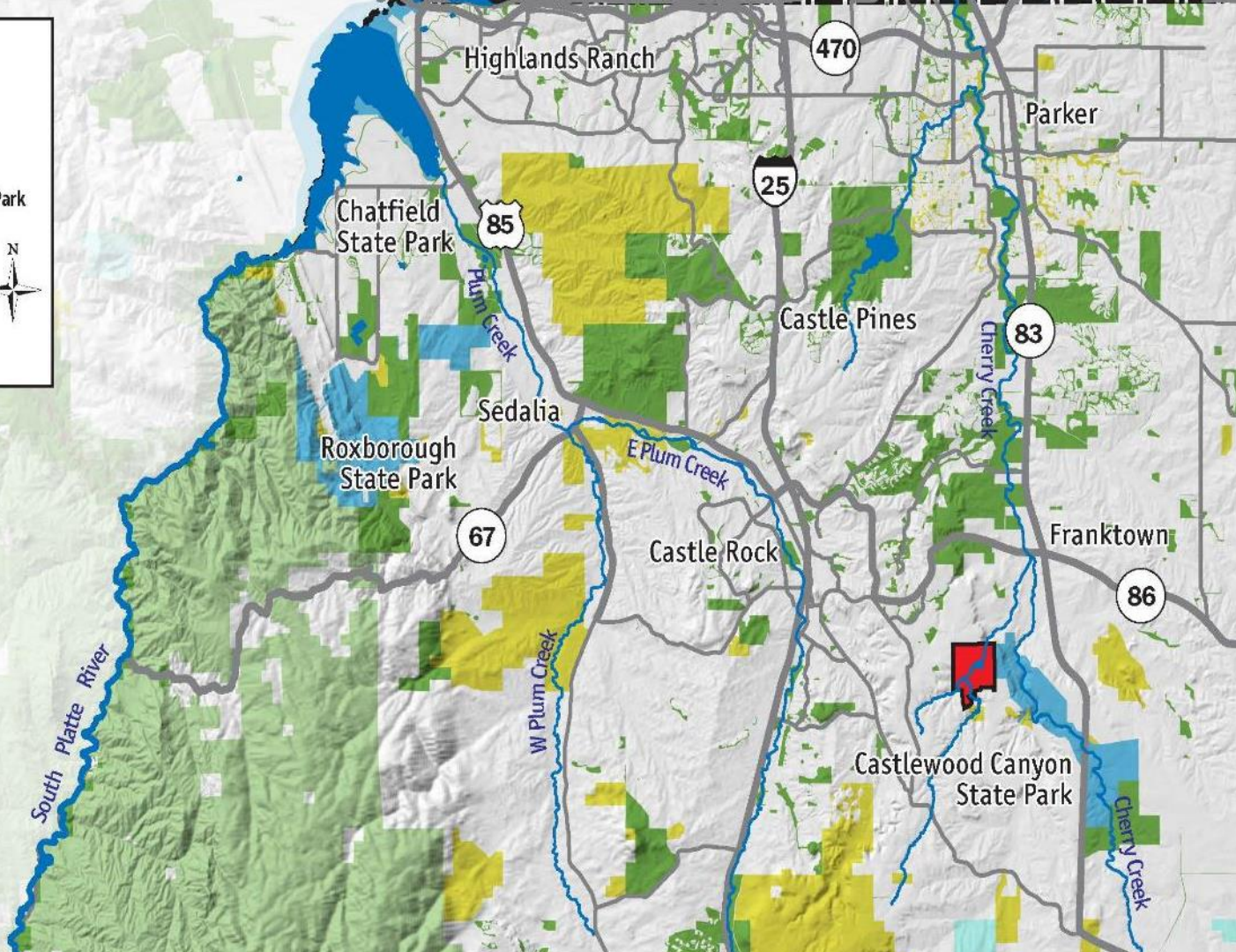
**Lost Canyon, LLC (681 AC)**

- Pike National Forest
- State Park
- State Land
- City/Metro District Open Space/Park
- Private Conservation Easement

02/09/2024

0 Miles 0.25

Prepared by: Computer Terrain Mapping, Inc  
 Data Sources: COMap 2023; Douglas County Parcels





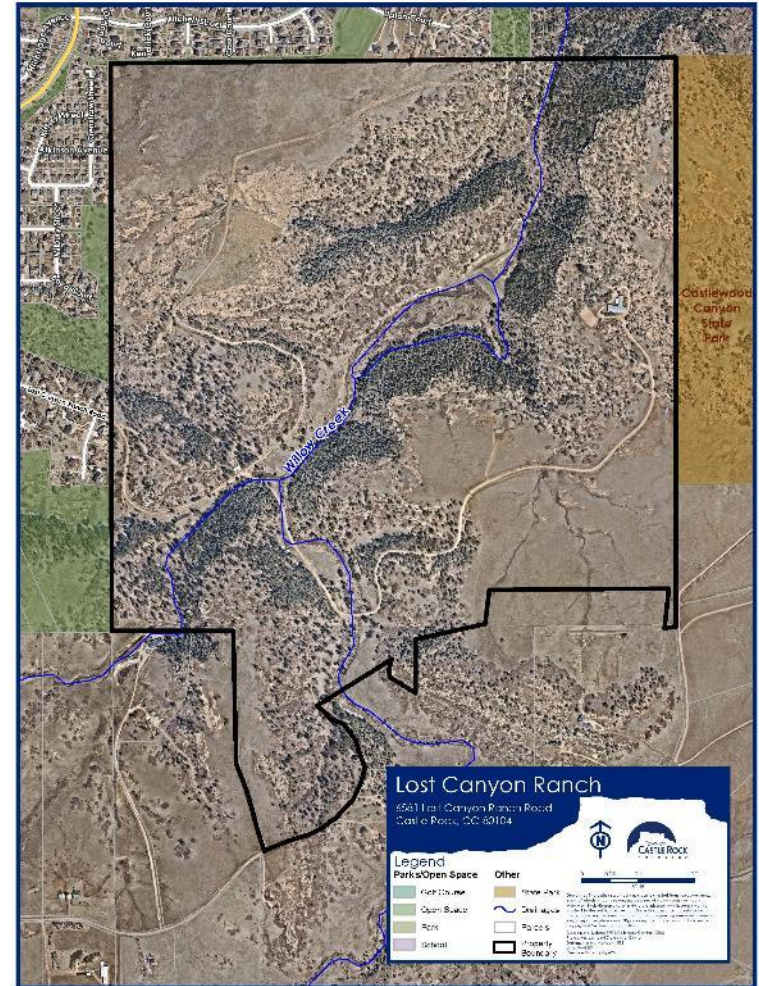
# BACKGROUND

Lost Canyon Ranch is surrounded on the north and west by residential neighborhoods, large-acreage estate lots on the south, and shares a ¾ mile boundary with Castlewood Canyon State Park.

The property includes a variety of habitat types including riparian, ponderosa forest and open grasslands, cliff outcroppings, Willow Creek and a culturally-significant prehistoric archaeological site in the Franktown Cave dating back over 8,000 years ago.

The ranch includes two older houses, a horse arena, and small outbuildings.

The primary goal of this acquisition is the permanent protection of the habitat, cultural resources, and future passive recreation opportunities as open space.





Lost Canyon Ranch Video password - crgov



# TCF

The Town has partnered with The Conservation Fund to assist in property acquisition.

The Conservation Fund led negotiations with the current owner on behalf of Castle Rock and Douglas County and completed a property appraisal in August 2023.

TCF also assisted with the submission to the Great Outdoors Colorado Centennial Grant Program, and Castle Rock has since received a \$3 million award, marking the largest funding amount from GOCO for any parks and recreation project in Town history.

TCF coordinated with Douglas Land Conservancy for the placement of a conservation easement on the parcel for the ongoing protection of the ranch as open space, and through private fundraising, TCF will contribute \$200,000 towards the purchase as well.





# ACQUISITION DOCUMENTS

On April 9, 2024, the Douglas County Board of County Commissioners approved an Intergovernmental Agreement with the Town to provide a financial contribution of \$5.5 million for the acquisition of Lost Canyon Ranch.

On April 16, 2024 staff is seeking Town Council approval of both the IGA with Douglas County and a Sale and Purchase Agreement with The Conservation Fund.

The parties anticipate closing in late April 2024. Once TCF closes on property, it will place a conservation easement on the property to Douglas Land Conservancy, and then sell the property and associated groundwater rights to the Town.



# BUDGET IMPACT

The Town will purchase the property from The Conservation Fund in the amount of \$14,126,021, plus a professional services fee of \$501,411 for a total contract price of \$14,627,432. The agreement includes a reduction of \$200,000 from the property's purchase price of \$14,326,021 since TCF donated \$200,000 from private fundraising to the Town for the acquisition.

Fees outside of the contract will include due diligence in the amount of \$162,000 and the Town will pay the Douglas Land Conservancy (DLC) a \$15,000 endowment fee and associated legal review fees of \$5,000 (\$20,000 total) for the conservation easement

Fund Source	Amount
Douglas County	\$5,500,000
Great Outdoors Colorado	\$3,000,000
The Conservation Fund Donation	\$200,000
General Fund	\$4,750,000
Castle Rock Water Dept. Purchase of Water Rights	\$1,300,000
Cash-in-Lieu Parks Development Exaction	\$259,432
<b>Total</b>	<b>\$15,009,432</b>

Expenditures	Amount
Purchase Price (not including \$200k TCF contribution)	\$14,326,021
Due Diligence Costs	\$162,000
TCF Service Fee	\$501,411
DLC (endowment and legal fees)	\$20,000
<b>Total</b>	<b>\$15,009,432</b>



# POSSIBLE MOTIONS

*“I move to approve the Resolution as introduced by title.”*

*or*

*“I move to approve the Resolution as introduced by title, with the following conditions: (list conditions).”*

*“I move to continue this item to the Town Council meeting on \_\_\_ date to allow additional time to (list information needed).”*



**THANK YOU**  
QUESTIONS?