

DISCUSSION

PUBLIC LAND DEDICATION PROCESS FOR SCHOOL LAND

TOWN COUNCIL MEETING
FEBRUARY 18, 2025



PUBLIC LAND FOR SCHOOLS

CASTLE ROCK MUNICIPAL CODE SECTION 16.08:

DEDICATION REQUIREMENTS

- Use and Density used to calculate specific acreage of various public land uses (schools, parks, other municipal uses)

LAND OR CASH-IN-LIEU

- Cash in Lieu paid to Town for purchase of future public land

OWNERSHIP

- Developers dedicate land to Town, even for future school use

CONVEYANCE TO SCHOOL DISTRICT

- When School District has construction plans, Town conveys land. Otherwise Town retains ownership

PUBLIC LAND FOR SCHOOLS

EXISTING SCHOOLS





- Approximately 19 properties developed as schools
 - Primarily Douglas County School District (DCSD) facilities
 - A few public/private charter schools

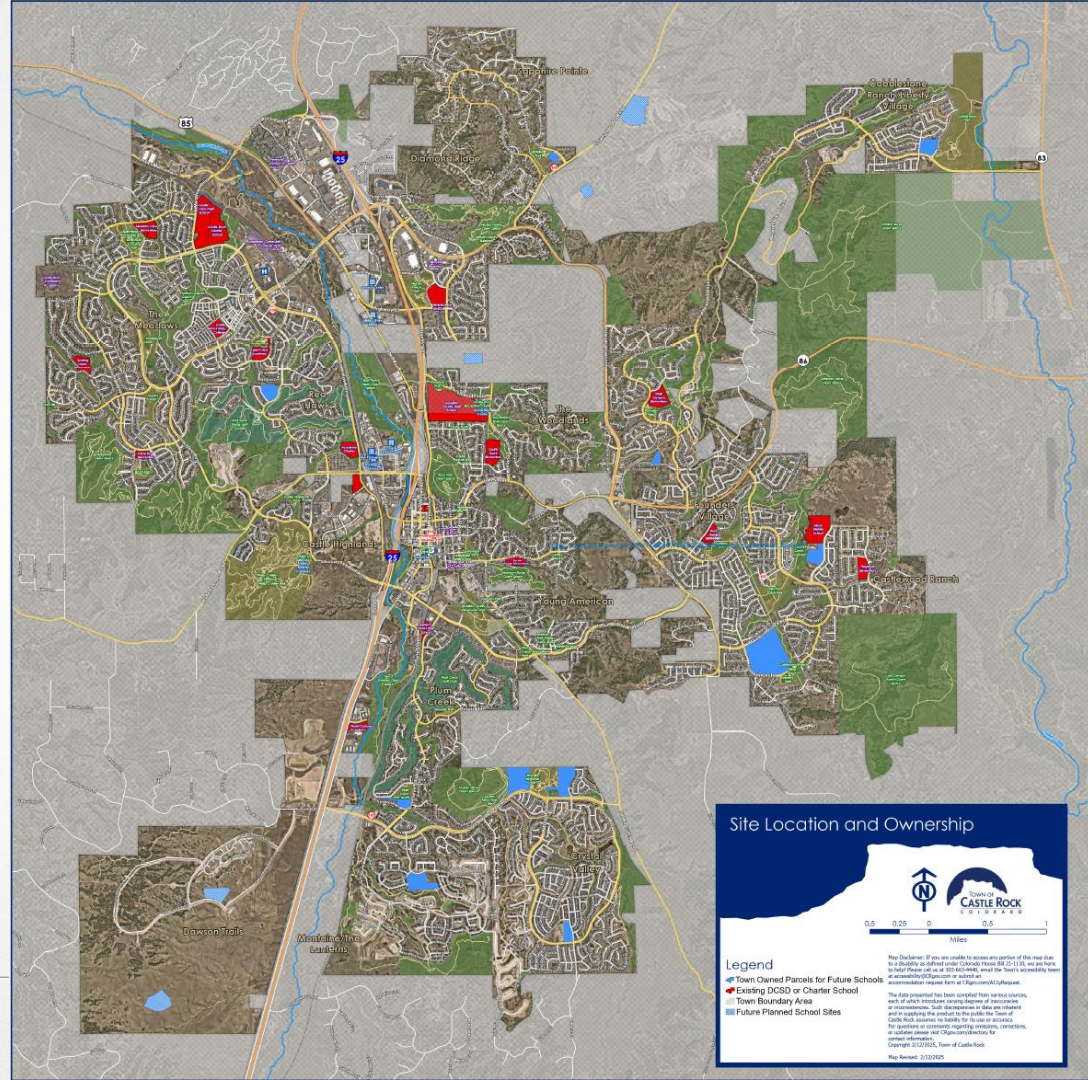
FUTURE SCHOOL SITES

- Approximately 13 sites identified for “future” schools
 - 11 of these owned by the Town
 - 2 to be dedicated with future platting Dawson Trails
- 2 sites in Macanta owned by DCSD, unincorporated Douglas County
- 1 site currently proposed in Pine Canyon PD

SCHOOL SITES MAP

Legend

-  Town Owned Parcels for Future Schools
-  Existing DCSD or Charter School
-  Town Boundary Area
-  Future Planned School Sites

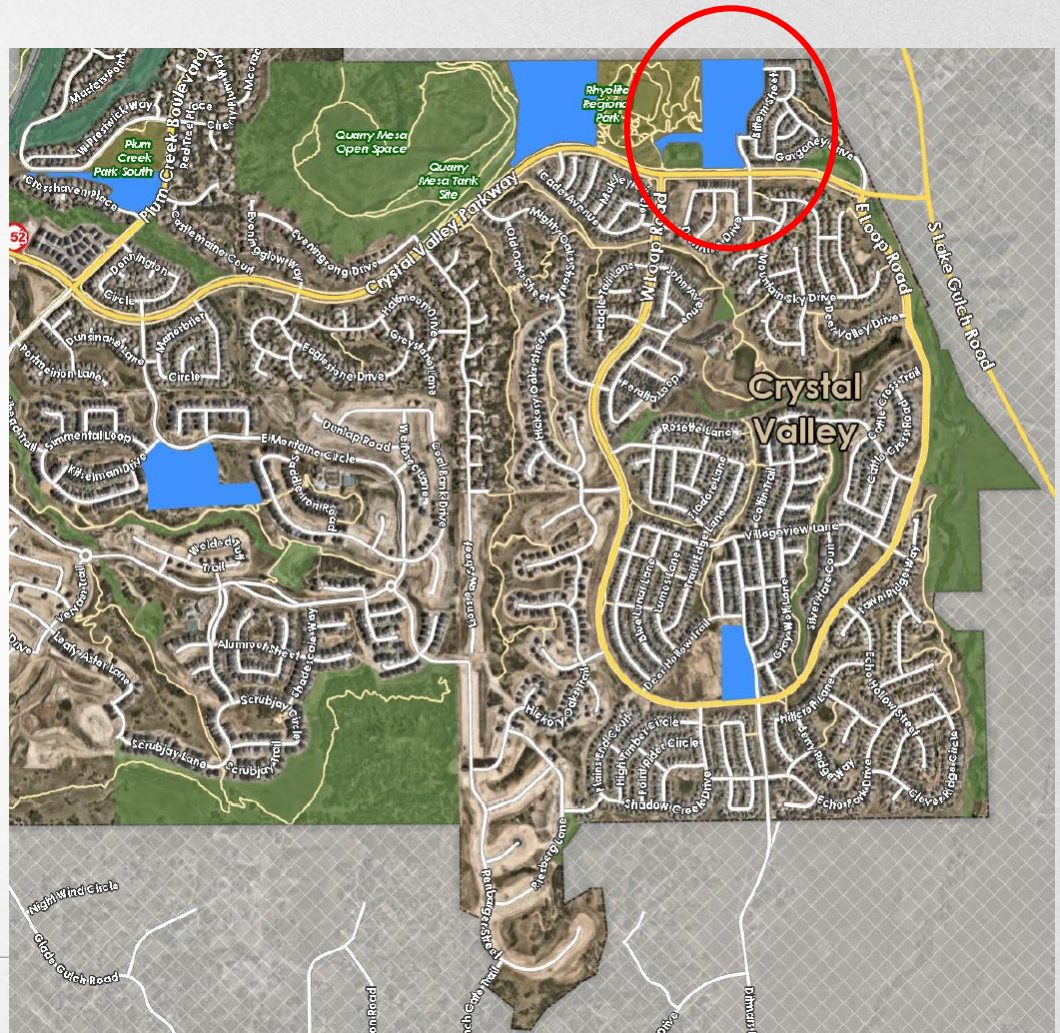


| General Location | Approx. Size | Owner | Notes |
|---------------------------------------|--------------|-------------|--|
| 1. Bella Mesa South | 12.3 acres | Town - 2021 | Planned for a future elementary. |
| 2. Castle Oaks/Terrain | 3.82 acres | Town - 2016 | Not large enough for traditional elementary, may be DCSD support |
| 3. Castlewood Ranch | 62.8 acres | Town - 1999 | Originally identified for future High School. Cap rock on site. |
| 4. Cobblestone Ranch | 11.21 acres | Town - 2007 | Planned as a possible elementary school. |
| 5. Crystal Valley NW | 54.88* acres | Town - 2002 | *Combined park/school, possible elementary school. Steep slopes. |
| 6. Crystal Valley NE | 20.17 acres | Town - 2015 | Parcel zoned for residential development, request to return to developer. |
| 7. Crystal Valley S | 20.22* acres | Town - 2018 | *Combined park/school area, possible elementary school. |
| 8. Dawson Trails N | 12.7 acres | Developer | To be conveyed to Town when adjacent platting occurs, possible elementary school. |
| 9. Dawson Trails S | 12.2 acres | Developer | To be conveyed to Town when adjacent platting occurs, possible elementary school. |
| 10. Montaine | 16.74 acres | Town - 2019 | Planned for a future elementary. |
| 11. Plum Creek S | 7.94 acres | Town - 2004 | Site has rock and slope challenges. |
| 12. Red Hawk | 10 acres | Town - 2006 | Dedicated as a possible elementary school |
| 13. Sapphire Pointe/ Gemstone Park | 3.68 acres | Town - 2002 | Combined Fire Station/Park/School site. 3.68 acres that are 500 ft or more away from powerlines. |

CRYSTAL VALLEY RANCH

Development Agreement has option to return 20+acre parcel to developer if DCSD provides written letter to Town stating they will never utilize this site for a school.

- DCSD provided letter
- Developer requesting conveyance
- Property zoned for MF and SF uses, within density cap for Crystal Valley Ranch
- Future agenda item



QUESTIONS ON PUBLIC LAND FOR SCHOOLS

- When is the Town required to convey land to the School District?
- If the School District receives the land, and then chooses not to build a school, does the land go back to the town?
 - Are they able to sell it to others for non-school development?
 - Are they able to sell land to other school entities for profit?
- Can Town Council decide to use some of these lands for other public uses if they do not believe the School District will utilize them for schools?

DISCUSSION / DIRECTION

