


School Land Conveyance Staff Report

DATE: JANUARY 14, 2024
TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER
FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT 
CC: JEANETTE BARE, AICP, PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES
SUBJECT: QUITCLAIM DEED CONVEYING STERLING RANCH FILING 1, TRACT P TO THE
DOUGLAS COUNTY SCHOOL DISTRICT RE-1

PROJECT FILE: MI2025-002

BOARD OF COUNTY COMMISSIONERS BUSINESS MEETING: JANUARY 28, 2025 @ 1:30 PM

I. REQUEST

The Douglas County School District (DCSD) has petitioned the Board of County Commissioners for conveyance of the County-owned Sterling Ranch Filing 1, Tract P school site to the DCSD. The tract is generally located at the intersection of Piney River and Taylor River Streets, south of Titan Road and west of the Sterling Ranch Center. The DCSD proposes to construct a new elementary school on the site to serve the residents within Sterling Ranch and the larger Chatfield Valley. The school is proposed to open in August 2027. The DCSD indicates that the Sterling Ranch school is of critical priority, being one of two elementary schools slated for construction as part of the recently approved bond election.

II. BACKGROUND

The 12.51-acre tract was dedicated to the County for a future school site in 2015 with the approval of Sterling Ranch Filing 1. On November 5, 2024, Douglas County voters approved a ballot measure to allow the DCSD to issue bonds for the construction of the Sterling Ranch elementary school. Per State Statute (Section 30-28-133) and the Douglas County Subdivision Resolution (Section 1004.7), the County conveys school sites to the DCSD upon petition by the DCSD when it has demonstrated a need for the property. The DCSD has provided copies of its 2024-2025 Capital Improvements Plan and Bond Plan which both highlight the critical need for construction of a school on this site.

A concept plan for the Sterling Ranch elementary school has been prepared, excerpts of which are attached to the staff report. The Planning Commission will hold a public hearing on the Sterling Ranch school facility as part of the required Location and Extent (L & E) process. The process provides for both for referral agency and neighborhood input. The L & E submittal includes a plan exhibit, detailed narrative and community impact report, traffic impact assessment, and traffic management plan.

The quitclaim deed for the conveyance of Sterling Ranch Filing 1, Tract P from Douglas County to the DCSD is attached to the staff report.

III. STAFF RECOMMENDATION

Staff recommends approval of the quitclaim deed to convey Sterling Ranch Filing 1, Tract P to the DCSD.

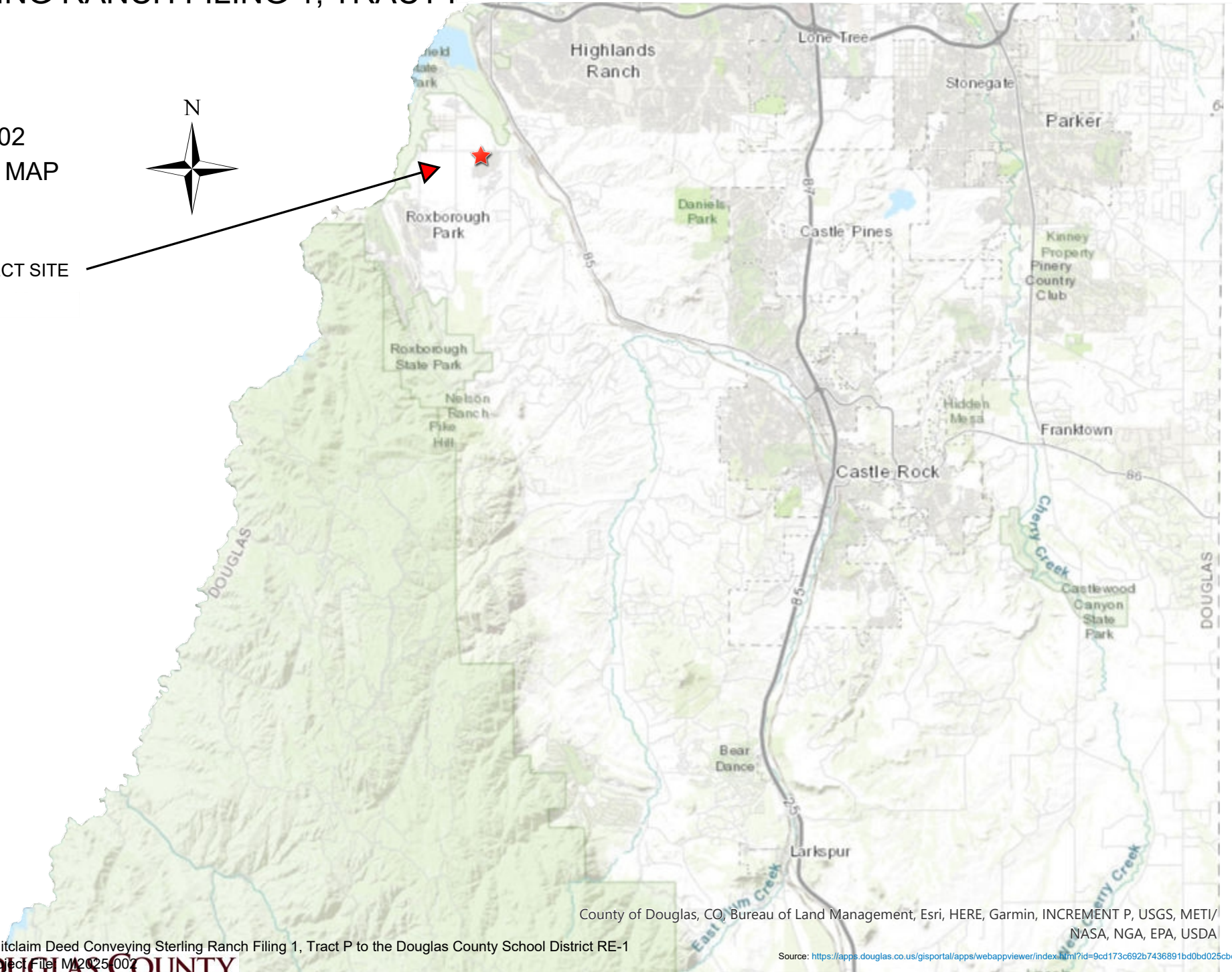
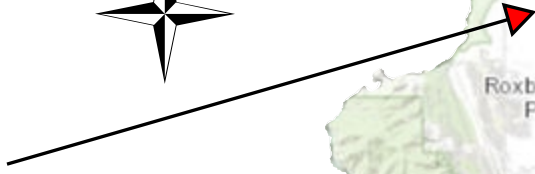
ATTACHMENTS	PAGE
Vicinity Map	3
Aerial Map.....	4
DCSD Petition for School Site Conveyance	5
Capital Improvements Plan Excerpt.....	7
Bond Plan Excerpt.....	8
Elementary School Concept Plan.....	10
Quitclaim Deed	12

STERLING RANCH FILING 1, TRACT P

MI2025-002
VICINITY MAP

LEGEND

★ PROJECT SITE



County of Douglas, CO, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/
NASA, NGA, EPA, USDA

STERLING RANCH FILING 1, TRACT P

MI2025-002
AERIAL



LEGEND

- Roads
- Major Roads
- ▭ Parcels - PARCELS



Maxar, Microsoft



620 Wilcox Street
Castle Rock, Colorado 80104

Richard Cosgrove | 2808 Hwy 85, Bldg. B, Castle Rock, CO 80109 | 303-565-7849 |
richard.cosgrove@dcsdk12.org

December 13, 2024

Terence Quinn
Director, Douglas County Community Development
100 Third Street
Castle Rock, CO 80104
303-660-7460
planning@douglas.co.us

Dear Mr. Quinn,

As you likely know, on November 5th, 2024, Douglas County School District (District) voters approved ballot measure 5A, which will allow the District to issue bonds in the amount of \$490 million dollars for the purpose of, among other things, constructing 2 new neighborhood elementary schools. One of those schools will be constructed on Tract P, Sterling Ranch Filing 1 (School Site) and will accommodate ongoing enrollment growth in the Chatfield Urban Area. We are grateful for the voters' support and look forward to initiating design and construction with the goal of opening in August 2027.

Consistent with the plat for Sterling Ranch Filing 1 and Section 1004 of the Douglas County Subdivision Resolution, the Board of County Commissioners of Douglas County (BOCC) currently owns the School Site for the benefit of the District, pending petition for conveyance under Section 1004.07 of the Subdivision Resolution.

At its regular meeting on November 19, 2024, the District Board of Education authorized me to submit this petition to the BOCC for conveyance of the School Site, ideally on or before January 31, 2025. Let us know what the next steps are and please feel free to contact me. I am the District's representative for purposes of acquiring the School Site.

Thank you for your prompt attention to this matter. Please contact me with any questions or concerns.

Chief Operations Officer, Richard Cosgrove, P.E.



New Construction Needs

1-5 Year Needs

Based on existing school capacities, five-year enrollment projections for the district, and new residential development, the Planning & Construction Department has identified a need for the below listed new construction over the next five years. These priorities may change as findings from boundary and capacity analyses become available.

- New elementary school in the Sterling Ranch/Solstice development (Northwest Douglas County)
- New elementary school in The Ridgeway development (Lone Tree)
- New elementary school along the Canyons South/Crowfoot Valley Corridor development (Northeast Castle Rock/Southwest Parker)
- An addition to Sierra Middle School (Parker)
- New Special Education school (location to be determined)
- New terminal and land for bus and support vehicle fleet maintenance and operations (Parker)

6-10 Year Needs

The Planning & Construction Department also monitors capital needs beyond the five-year Master Capital Plan. In the next six to ten years, the following new construction needs are projected in order to accommodate future capacity and operational support needs:

New elementary school in Dawson Trails development (Castle Rock)

- New elementary school in Crystal Valley Ranch development (Castle Rock)
- New elementary school in Dawson Trails development (Castle Rock)
- New joint middle school-high school in the Ridgeway development or the Canyons of Castle Pines development (East Lone Tree/West Parker or East Castle Pines)
- New joint middle school-high school in the Sterling Ranch development (Northwest Douglas County)
- Additional space and facilities for DC Student Support Center, eDCSD programming, and Bridge programming (locations to be determined)
- A renovation to the early childhood center in the West Planning Area (Castle Rock)
- New terminal and land for bus and support vehicle maintenance and operations (Northwest Douglas)

Land Needs

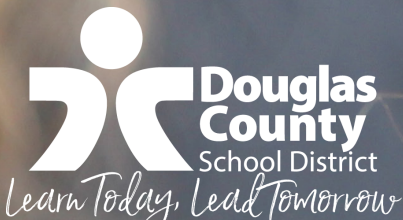
The Planning & Construction Department works with local municipalities and land developers to ensure suitable sites are dedicated to the school district for projected new construction needs. Based on best practices and past facility prototypes, the following acreages have been identified as suitable for the construction of new schools:

- Elementary Schools: 12 acres
 - PK-8 Schools: 15-17 acres
 - Middle Schools: 30 acres
 - High Schools: 60 acres
- *For more information on dedicated school sites see our land inventory maps in Appendix 2



Building Bright Futures

2024 BOND FUNDING RECOMMENDATIONS



Staff recommendations

\$490M

\$490 MILLION

Career and Technical Education, Safe and Adequate Learning Spaces for Students and Staff

The bond would be an investment in school safety and security upgrades; Career and Technical Education opportunities for students; and updating, maintaining, equipping, replacing and constructing educational facilities consistent with the district bond plan to provide safe and adequate learning spaces for students and staff, and to reduce overcrowding.

Neighborhood School Construction	\$150M
Capital Renewal and Replacement	\$179M
Transportation	\$8.3M
Growth and Decline	\$20M
Security	\$10M
Career and Technical Education	\$38.2M
Special Education	\$15.3M
Information Technology	\$20M
Athletics and Activities	\$12M
Bond Fees and Contingency	\$37.1M
Total Bond for the Entire District	\$490M

Neighborhood School Construction

New neighborhood elementary schools and an expansion to one existing middle school are needed to accommodate growth.

Neighborhood Elementary School for Sterling Ranch/Solstice	\$60M
Neighborhood Elementary School for RidgeGate	\$60M
Sierra Middle School Expansion	\$30M
Total Neighborhood School Construction	\$150M

Capital Renewal and Replacement

Investments in maintaining the school district's 112 buildings (\$30M-\$35M/year) for 3-5 years.

District Educational Facilities Capital Maintenance	\$158.5M
Charter School Facilities Capital Maintenance	\$14M
Emergency Capital Maintenance Allowance	\$3M
LED Upgrades District-Wide	\$3M
Playground Upgrades	\$0.5M
Total Capital Renewal and Replacement	\$179M

Over the next five years, it is estimated that the total cost of Douglas County School District's capital needs will be approximately \$863 Million to \$1.04 Billion.



FLOOR PLANS





OVERALL SITE AERIAL



QUITCLAIM DEED

(Douglas County – Douglas County School District Re-1)

THIS QUITCLAIM DEED is made this ____ day of January, 2025, between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO**, whose address is 100 Third Street, Castle Rock, Colorado 80104 (“Grantor”) and **DOUGLAS COUNTY SCHOOL DISTRICT RE-1, a Colorado school district**, with an address of 620 Wilcox Street, Castle Rock, CO 80104 (“Grantee”) with respect to the property described below.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, it successors and assigns forever, all of the real property, together with improvements, if any, situate, lying and being in the County of Douglas, State of Colorado, described as follows:

**TRACT P, SERLING RANCH FILING 1,
COUNTY OF DOUGLAS, STATE OF COLORADO**

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the date set forth above.

BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF DOUGLAS, STATE OF COLORADO

ATTEST:

By: _____
George Teal, Chair

By: _____
Haley Hall, Deputy Clerk

STATE OF COLORADO)
)ss
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this ____ day of January, 2025, by George Teal, as Chair of the Board of County Commissioners of the County of Douglas, State of Colorado.

Witness my hand and official seal.

My commission expires: _____

Notary Public