

Land Disposal Request Staff Report

Date: October 2, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development *TQ*
CC: Mike Pesicka, Principal Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Dan Dertz, Director of Open Space and Natural Resources
Subject: **Wildcat Regional Park Land Disposal Request**
Project File: **MI2025-015**

Board of County Commissioners Hearing: **October 14, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The Highlands Ranch Community Association (HRCA) is requesting the disposal of a 202-acre tract of land (Wildcat Regional Park) within the Highlands Ranch Planned Development (PD) to maintain the site as an open space property and develop trails and other recreational amenities open to all County residents. The request was processed in accordance with the County Manager's Procedures for Disposal of County-Owned Land as well as C.R.S. Section 24-67-106(3)(b.5), regarding land within a Planned Unit Development that is owned by a governmental entity.

The quitclaim deed proposed to convey the property to HRCA includes requirements that the property be used for park and recreational purposes and be developed for public use within three years of the property's transfer.

II. APPLICATION INFORMATION

A. Applicant

Highlands Ranch Community Association
9568 S. University Blvd.
Highlands Ranch, CO 80126

B. Applicant's Representative

Mike Bailey, General Manager
Highlands Ranch Community Association
9568 University Blvd.
Highlands Ranch, CO 80126

C. Request

HRCA is requesting the Board of County Commissioners convey ownership of the 202-acre tract of land known as Wildcat Regional Park to HRCA. HRCA intends to develop the site as an open space property with a 5-kilometer trail system and connections to existing regional trails.

E. Location

The property is located between Monarch Blvd and Grigs Road, approximately three-quarters of a mile southwest of the intersection of McArthur Ranch Road and Monarch Blvd. The attached vicinity map, zoning map, and aerial map highlight site location and existing conditions.

F. Project Description

If the conveyance is approved, HRCA will develop the 202 acres as an open space property. A trail system is proposed as a passive recreational element to provide connections to existing regional trails in the area. The quitclaim deed proposed to convey the property to HRCA includes a provision to develop the property for open space and recreational uses, and further requires the property be developed for passive trail uses within three years of the property's transfer.

III. CONTEXT

A. Background

The subject property was dedicated to Douglas County as part of the parks land dedication process within the Highlands Ranch PD. Per the PD, the property can be used as a regional park or open space. The County has considered the development of this property as a park on multiple occasions, but neighbors have opposed the development of this property as an active park. HRCA indicates that it proposes to utilize the property for recreational uses that are more passive in nature along with open space uses.

B. Adjacent Land Uses and Zoning

Zoning and Land Use

	Zoning	Land Use
North	Highlands Ranch Planned Development	Open Space
South	Highlands Ranch Planned Development	Open Space
East	Highlands Ranch Planned Development	Open Space
West	Highlands Ranch Planned Development	Open Space and Utilities

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site is not platted and there are no existing buildings or structures. There are no trails or recreational amenities on the property. The site contains rolling terrain covered primarily with grasses and shrubs. There is a small area of 100-year floodplain in the northern area of the site in a drainage that flows to the north into Highlands Ranch.

B. Access

The site is directly adjacent to Grigs Road on the west.

V. PUBLIC NOTICE AND INPUT

Written notice of the Board of County Commissioners' public land use meeting for the land disposal is provided per the County Manager's Procedure for Disposal of County-Owned Land. In addition, Colorado Revised Statutes (Sections 24-67-104, 24-67-166, and 30-28-116) require both written and published notice for disposal of land set aside for a governmental use or purpose within a Planned Development when the land is owned by a governmental entity. In accordance with these requirements, public notice of the public hearing was mailed to all adjacent property owners and published in the Douglas County News Press. As also required by CRS, the developer that conveyed the land to Douglas County was given notice of the pending disposal and had no objection.

VI. STAFF ASSESSMENT

Land disposal requests are processed in accordance with the County Manager's Procedure for Disposal of County-Owned Land (Procedures). In accordance with the Procedures, the request was referred to applicable County departments and elected officials for review and comment. The Assessor's Office, Building Division, Finance, Sheriff, Treasurer, and Park, Trails and Building Grounds responses stated that they have no comment or issues with the request.

Engineering Services requested that the HRCA commit to dedicating the necessary ROW and/or easements for the alignment of Griggs Road, future multi-use trails, storm drainage facilities, and any utility relocations that will be needed to support the trail and roadway improvements at no cost to the County. The HRCA is aware of this request and is currently working with the County to finalize the ROW dedication.

The Procedures anticipate conveyance of land to non-profit organizations that fulfill the public interest, such as a homeowner's association, when the organization agrees to accept the land for a designated public purpose. Except in the case of a trade, a deed restriction may be required indicating that the land shall revert to the County if the organization ceases to use the land for the agreed-upon public purpose. The quitclaim deed includes such provisions.

The Procedures establish the following criteria for considered by the Board when making a determination on land disposal requests:

The parcels are not being used by the County.

Staff Comment: The site was dedicated to the County as part of the parks and open space dedication requirements for the Highlands Ranch PD. While the PD permits the use of the property for parks and open space uses, the site has never been developed or used for such purposes.

The parcels are no longer suitable for which required, or the acquiring entity is better suited to put the land to such intended purpose.

Staff Comment: HRCA has stated that it wants to keep the site as open space and develop it with passive uses such as trails that will connect to existing trails in the area.

The parcels are currently held by the County in fee title free of liens or encumbrances.

Staff Comment: The property is owned, in fee title, by Douglas County. To the best of the County's knowledge, the land is free of liens and encumbrances. The successors to the original dedicator, Shea Properties, has been given notice of the pending transfer. The developer is in support of the transfer and does not wish to purchase the property.

The parcels are not deed restricted thereby precluding disposal.

Staff Comment: There are currently five deed restrictions on the land but they do not preclude the disposal of the property to HRCA. Shea Homes (successor to the original developer who dedicated the land) was provided with an opportunity to comment on the disposal of the property and stated that they have no concerns with the conveyance of the property to HRCA.

Disposal is consistent with statutory requirements.

Staff Comment: The disposal is consistent with all applicable regulations. The parcel was dedicated to the County as part of the Highlands Ranch PD park land dedication requirements. Per C.R.S 30-28-133, notice of the proposed land disposal was provided to Shea Homes and they did not object to the request. The parcel will continue to be used for park purposes following its disposal.

Per C.R.S. Section 24-67-106(3)(b.5), when land located within a PD is set aside for a governmental use or purpose, and the land is owned by a governmental entity, a public hearing by the Board is required prior to selling or otherwise disposing of all or any portion of the land. In the hearing, the Board must find that the land is not reasonably expected to be necessary for a governmental use or purpose or that the governmental use or purpose will be furthered by disposal of the land. As part of the noticed public land use meeting on the land disposal request, the Board will take public testimony, after which it will determine if the transfer to HRCA furthers the governmental use or purpose intended for this land.

Disposal will serve an important objective.

Staff Comment: HRCA will develop the land for park and trail amenities for use by Highlands Ranch residents and all other members of the public. Trails within the property will be designed to connect to existing trails in the area to provide enhanced recreational connectivity.

Disposal of the land would not adversely affect public safety.

Staff Comment: The disposal of this parcel would not adversely affect public safety. The use of the site is limited to open space and park uses. The HRCA intends to develop the property with passive uses such as trails and not as an active park.

VII. STAFF ANALYSIS AND RECOMMENDATION

Conveying the parcel to the HRCA would allow for the property to be developed and used for park, open space, and other recreational uses as permitted by the Highlands Ranch PD. Such uses are consistent with the intent of the original land dedication. The quitclaim deed contains a restriction that the property is solely to be used for a regional park to be used by and open to the general public. Uses allowed on the site include but are not limited to irrigated playing fields, picnic units, playgrounds, restroom facilities, drinking fountains, non-motorized multipurpose trails, group picnic pavilions and for such other similar purposes A further restriction requires that the parcel be developed for such uses within 3 years of the date of the transfer. If these restrictions are not met, the property would revert to Douglas County.

HRCA has committed to work with the County to provide necessary ROW and/or easements for the alignment of Grigs Road, future multi-use trails, storm drainage facilities, and any utility relocations that will be needed to support the trail and roadway improvements at no cost to the County.

Following its hearing on the land disposal request, the Board should consider a motion which includes a finding that approval of the quitclaim deed will further the original governmental purpose and use of the regional park parcel as established by the Highlands Ranch PD.

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From: [Dan Dertz](#)
To: [Jeanette Bare](#)
Subject: Land Disposal Request: Wildcat Regional Park
Date: Thursday, June 26, 2025 12:52:31 PM

Jeanette,

On June 9, 2025, the Board of County Commissioners (Board) directed staff to move forward with a request from the Highlands Ranch Community Association (HRCA) to take ownership of the 202-acre regional park known as Wildcat. Per the Board's direction, HRCA will be required to develop a passive regional park, open to all Douglas County residents, within three years from taking ownership of this property. I am formally requesting that planning staff process the transfer in accordance with the County's land disposal policy. Please let me know if I can provide any further information to initiate this request.

Respectfully,

Dan Dertz | [Director](#)
Douglas County Open Space and Natural Resources
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303.814.4399 **Main** | 303.660.7495
Email | ddertz@douglas.co.us

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

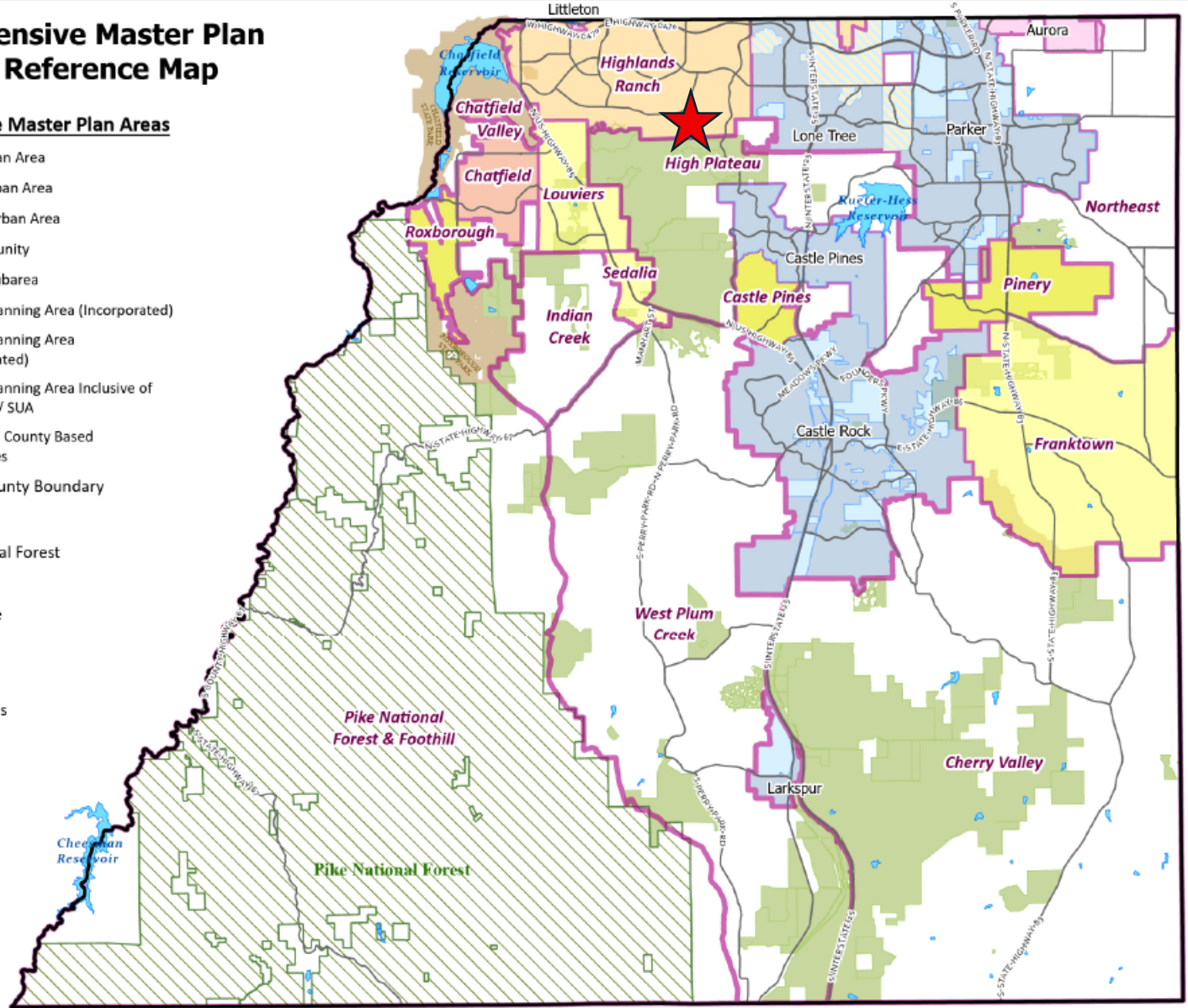
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads



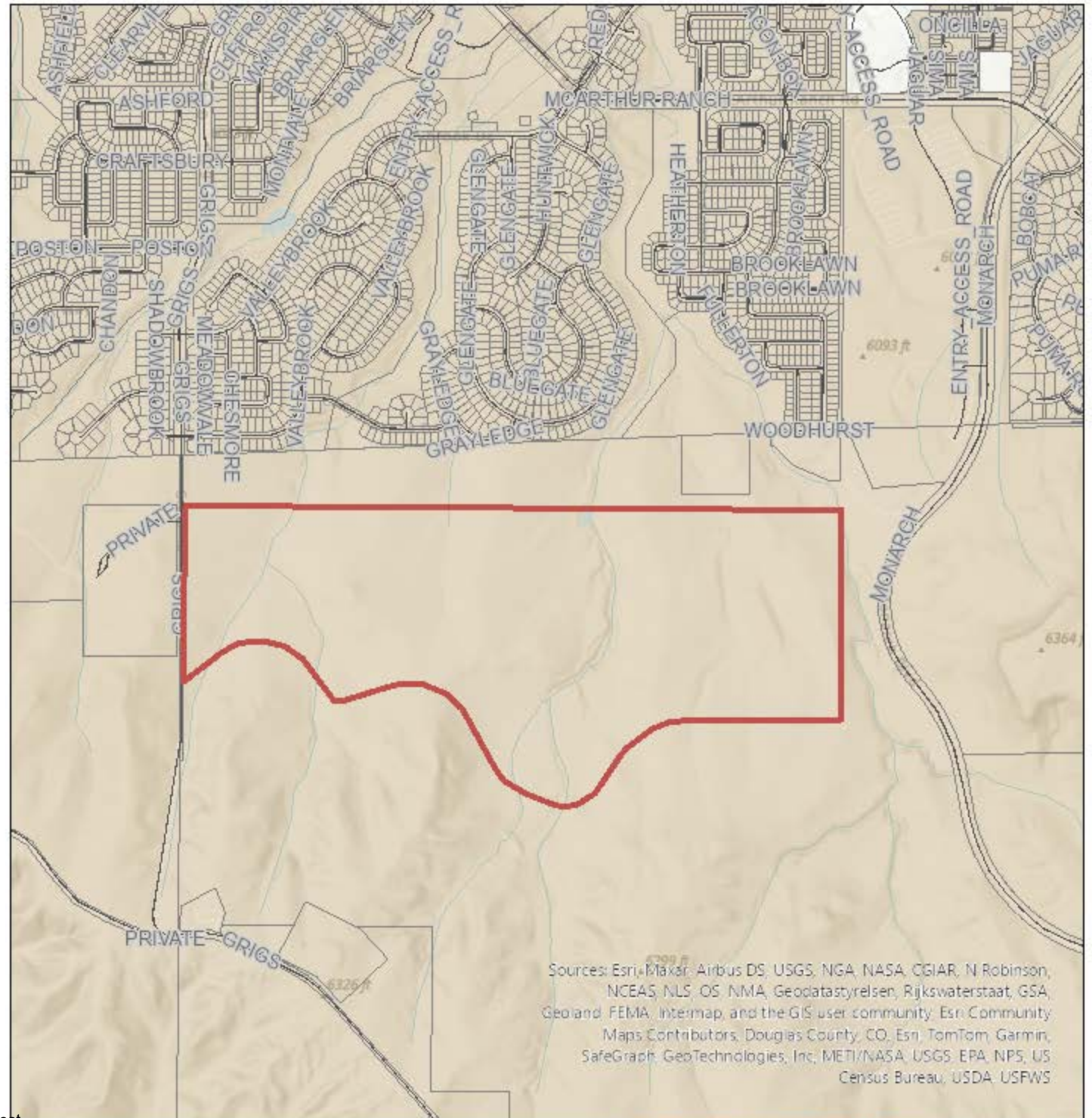
Wildcat Regional Park - Land Disposal Request

MI2025-015
Zoning Map



LEGEND

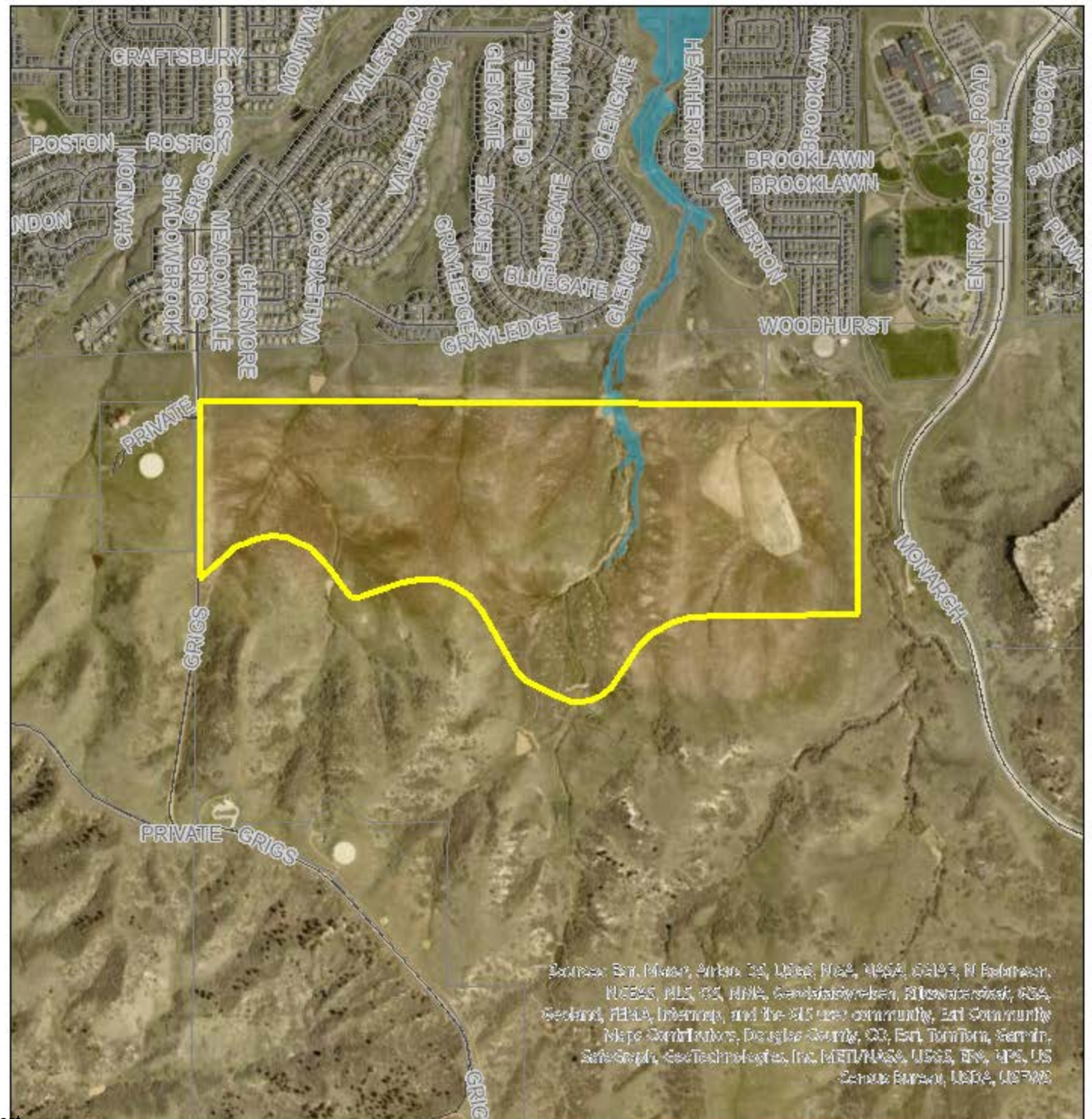
- Roads
- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- PD - PLANNED DEVELOPMENT



MI2025-015
Aerial Map



— Roads
— Major Roads
1% annual chance of flood (100 year flood).
Parcels - PARCELS



From: [Matthew Dziubanski](#)
To: [Michael Pesicka](#)
Subject: RE: Land Disposal Request
Date: Monday, July 7, 2025 8:04:17 AM
Attachments: [image001.png](#)

Hi Mike,

The Douglas County Building Division has no comments.

Thank you,

Matthew Dziubanski | Chief Building Official
Department of Public Works, Building Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-660-7319
Email | mdziubanski@douglas.co.us



From: Michael Pesicka <mpesicka@douglas.co.us>
Sent: Tuesday, July 1, 2025 1:40 PM
To: Matthew Dziubanski <mdziubanski@douglas.co.us>; Steve Shoultz <sshoultz@douglas.co.us>; Dan Dertz <DDertz@douglas.co.us>; Andrew Copland <ACopland@douglas.co.us>; Toby Damisch <TDamisch@douglas.co.us>; Darren Weekly <DWeekly@dcsheriff.net>; Darrell Roberts <deroberts@douglas.co.us>; Janet Herman <JHerman@douglas.co.us>
Cc: Jeanette Bare <JBare@douglas.co.us>
Subject: Land Disposal Request

Good afternoon,

Please find a memo regarding Project No. MI2025-015 attached with this email.

This application is a request for consideration of disposal of a County-owned 202-acre tract that was dedicated to the County as part of the parks land dedication process for the Highlands Ranch Planned Development (HRPD). The tract is currently undeveloped. The Highlands Ranch Community Association (HRCA) has requested the Board of County Commissioners consider conveying the property to be used for passive park and open space uses. Please provide your comments regarding this request for disposal of County owned land by July 15, 2025. Thank you for your time and consideration.

Please let me know if you have any questions.

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 Main | 303-660-7460

July 15, 2025

Mike Pesicka
Principal Planner
100 Third Street
Castle Rock, CO 80104

RE: Wildcat Regional Park Project Land Disposal - File No. MI2025-015

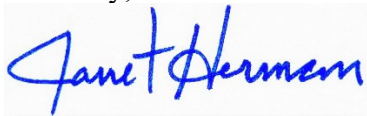
Dear Mike,

Engineering has been working on construction plans to re-align and pave Griggs Road adjacent to the western boundary of the Wildcat Regional Park. Currently Griggs Road is a gravel road requiring more than average maintenance due to the grade of the road and the surface type. The realignment of the road is an attempt to reduce the grades and slow traffic as it enters the Highlands Ranch neighborhood. Along with the realignment and paving, Engineering is planning to construct either an attached or a detached multi-use trail from the existing sidewalk in Highlands Ranch to the existing Trail Head on Griggs Road. The County is currently paving the east-west portion of Griggs Road from Daniels Park Rd to the Trail Head.

The County is entering into a contract with RS&H for the final design for Griggs Road from the Trail Head into Highlands Ranch. Engineering has had previous meetings with the Highlands Ranch Community Association (HRCA) regarding our plans. We will continue to work with the stakeholders including the Highlands Ranch Metro District and the HRCA on the final design.

Engineering would request that the HRCA commits to dedicating the necessary ROW and/or easements for the road realignment, the multi-use trail (either attached or detached), storm drainage facilities, and any utility relocations that will be needed to support the trail and roadway improvements at no cost to Douglas County.

Sincerely,



Janet Herman, P.E.
Public Works Director

C: Dan Roberts, P.E. Assistant Director Public Works Operations
Amy Strouthopoulos, P.E. Pavement Manager Supervisor
Ben Pierce, P.E. CIP Supervisor
Brad Jackson, P.E. Development Review Supervisor

From: [Dan Dertz](#)
To: [Jeanette Bare](#); [Michael Pesicka](#); [Christopher Pratt](#)
Subject: FW: Notice of Transfer - Douglas County Wildcat Regional Park
Date: Tuesday, August 19, 2025 3:05:37 PM
Attachments: [DS-9662350-1996-AGR.pdf](#)
[SWD-2011.pdf](#)

From: Jeff Donelson <jeff.donelson@sheahomes.com>
Sent: Monday, July 7, 2025 3:38 PM
To: Dan Dertz <DDertz@douglas.co.us>; Chetter Latcham <chetter.latcham@sheahomes.com>
Cc: Arielle Denis <adenis@douglas.co.us>; Steve Shoultz <sshoultz@douglas.co.us>; Jeanette Bare <JBare@douglas.co.us>; Bailey, Mike <mike.bailey@hrcaonline.org>
Subject: RE: Notice of Transfer - Douglas County Wildcat Regional Park

Mr. Dertz,

This will acknowledge receipt of your message by Shea Homes Limited Partnership (“Shea Homes”). Shea Homes is the successor by merger to Mission Viejo Company (“Mission”), and thus the successor to Mission pursuant to the Wildcat Regional Park Agreement referenced in your message below, which was recorded on November 7, 1996 at Book 1384, Page 1988 in the Office of the Clerk and Recorder of Douglas County, Colorado (the “Agreement”). Shea Homes was also the grantor under the Special Warranty Deed conveying the Wildcat Regional Park Property to Douglas County in accordance with Resolution No. R-011-190 recorded on September 28, 2011 at Reception No. 2011058506 in the aforesaid records (the “Deed”). Copies of the recorded Agreement and Deed are attached for reference.

Pursuant to Section 3.4 of the Agreement and Section II.3 of the Deed, Shea Homes has reviewed the proposed conveyance of the Wildcat Regional Park Property by the County to HRCA. Shea Homes has no comment on the proposed conveyance, and supports such conveyance, subject to the deed restriction described in your message below limiting use of such property to regional park purposes.

Please let me know if you have any questions regarding the foregoing.

Jeffrey H. Donelson
Regional Counsel
J.F. Shea Co., Inc.
9380 Station Street, Suite 600
Lone Tree, CO 80124
(720) 348-3009 Direct
jeff.donelson@sheahomes.com

From: Dan Dertz <DDertz@douglas.co.us>

Sent: Thursday, June 26, 2025 9:58 AM

To: Chetter Latcham <chetter.latcham@sheahomes.com>

Cc: Jeff Donelson <jeff.donelson@sheahomes.com>; Arielle Denis <adenis@douglas.co.us>; Steve Shoultz <sshoultz@douglas.co.us>; Jeanette Bare <JBare@douglas.co.us>; Bailey, Mike <mike.bailey@hrcaonline.org>

Subject: Notice of Transfer - Douglas County Wildcat Regional Park

You don't often get email from ddertz@douglas.co.us. [Learn why this is important](#)

J.F. Shea Construction, Inc.

9380 Station St. Ste. 600

Lone Tree, Colorado 80124

Via Email: chetter.latcham@sheahomes.com

Re: Notice of Transfer – Wildcat Regional Park

Dear Mr. Latcham:

Pursuant to Section III, Provision 3.4 of the Wildcat Regional Park Agreement (“Agreement”) between the Board of County Commissioners of the County of Douglas, State of Colorado (“County”), Highlands Ranch Community Association, Inc. (“HRCA”), and J.F. Shea Construction, Inc. Group, LLC (“Shea Homes”), dated November 6, 1996, this email serves as formal written notice that the County is considering transferring its interest in Wildcat Regional Park to HRCA. This transfer will have a deed restriction to ensure the property is solely used for a regional park. Subject to Provision 3.4 of the Agreement, Shea Homes has a right to review and comment before the County transfers all or any portion of the Property.

We are processing the transfer through the County’s land disposal process, which will require a public land use meeting. There has not been a date for the public meeting scheduled at this time. Should you have any questions regarding this notice, please contact me.

Respectfully,

Dan Dertz | Director

Douglas County Open Space and Natural Resources

Address | 100 Third St., Castle Rock, CO 80104

Direct | 303.814.4399 **Main** | 303.660.7495

Email | ddertz@douglas.co.us

QUITCLAIM DEED

THIS QUITCLAIM DEED, made as of the 14th day of October, 2025, between **THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO**, Grantor, and Highlands Ranch Community Association, whose address is 9568 S. University Boulevard, Highlands Ranch, CO 80126, Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Douglas, State of Colorado, described as follows:

Wildcat Regional Park, County of Douglas, State of Colorado
State Parcel Number 223119400005
As described in the Exhibits A and B to the deed recorded as #2011058506 on 9/28/2011,
with the Douglas County Clerk and Recorder

With the restriction that the property is solely to be used for a regional park to be used by and open to the general public. Uses allowed on the site include but are not limited to irrigated playing fields, picnic units, playgrounds, restroom facilities, drinking fountains, non-motorized multipurpose trails, group picnic pavilions and for such other similar purposes.

In the event that the Grantee, its successors or assigns, fails to use the real property described herein for a regional park, within three (3) years of the date of this deed or ceases to use it as such for the next fifty (50) years thereafter, then, and in such event, title to the rights conveyed herein shall automatically and immediately revert to the Grantor, and the Grantee, its successors and assigns, shall immediately and simultaneously cease to be vested with title in same.

TOGETHER with all and singular the hereditament and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditament and appurtenances, except for easements and encroachments of record.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused its entity name to be hereunder subscribed by its authorized representative the day and year first above written.

Board of County Commissioners of the County
of Douglas, State of Colorado

By: _____
Abe Laydon, Chair

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

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

Witness my hand and official seal.

Notary Public

My commission expires: