

## Summary Report – Land Holdings

### Vacant Land

#### **Coyote Gulch Site – Yale and Gladiola – Lakewood – 42 acres**

- *Joint school/park site with interim park/community uses*
- *Retain for future neighborhood middle school needs*
- *Title held in trust by City of Lakewood for future use*
- *A 5-acre portion reverts to City of Lakewood in 2005, extension of 10 years has been requested, and informal approval granted.*

#### **Evergreen Meadows #6 and #8 – 11.2 acres – Evergreen/Conifer**

- *Retain for future analysis of neighborhood school needs*
- *Interim use for park/community uses*
- *Trade potential for Chatfield H.S. field expansion project*
- *Owned by Jeffco*

#### **Fehringer Ranch Site – 12.723 and 47.884 acre sites – Quincy and Kipling**

- *Future South Jeffco Stadium Site and Educational facility site*
- *Portion of original 108.112 acre parcel developed as D'Evelyn Jr/Sr (40.291 acres)*
- *Portion sold to Jefferson County Library for future library site (7.214 ac.) \$162,315.*

#### **Genesee #15 – 9.62 acres- Golden Area**

- *Retain for future analysis of neighborhood school needs*
- *Currently leased to Genesee Foundation for park/community uses*
- *Trade or sale potential for future projects*
- *Owned by Jeffco*

#### **Sunrise Ridge – 13 acres – Arvada**

- *Dedicated as joint school/park site with City of Arvada, of which 6 acres are shown as the school portion.*
- *May not be needed for future neighborhood school purposes*
- *Contains title language to revert to City of Arvada in 2008*
- *Held in trust by City of Arvada*

#### **Table Rock Ranch – 10 acres – Unincorporated Jeffco**

- *Site dedication requested in this subdivision for future student population in the Arvada West/Golden areas*
- *This property should be retained to provide a neighborhood school in the next bond election*
- *Jeffco holds title to this site with use restrictions*

### **Tamarisk - 10 acres - Green Mountain Area**

- *Retain this parcel for future neighborhood school purposes*
- *Held in trust by City of Lakewood; reverts to City of Lakewood in 2012.*

### **Trailmark at Chatfield - 12 acres - South Area**

- *Review need for future school purposes*
- *Held in trust by City of Littleton*

## **Sold or Traded**

### **Weaver Creek Parcel/Friendly Hills - 9 acres - Bear Creek**

#### **Harriman Park - 10 acres - Bear Creek**

#### **Columbine Knolls South - 10 acres - Columbine**

- *All parcels sold to Open Space for market value \$1,300,000 in December of 2002*
- *Transferred from Open Space to Foothills Recreation and Park District*

### **Walnut Creek - 13.30 acres - Standley Lake Area**

- *Traded this site to City of Westminster/Open Space for Wayne Carle Middle School site*

### **Arvada West/Secrest Sites**

- *This June 2002 land trade resulted in the acquisition of property to expand and complete the next phase of Arvada West High School in exchange for North Jeffco's acquisition of their pool property adjacent to Secrest. No funds were expended by either entity for the land portions of these trades.*

### **Long Lake Ranch (North Area Stadium)/82nd & Simms Street**

- *This land trade resulted in the City of Arvada/North Jeffco Recreation acquiring the Pioneer Park site from Jeffco Schools in exchange for the North Area Stadium site. No funds were expended by either entity for the land portions of these trades.*

### **Fehringer Ranch - Quincy and Kipling**

- *Sold 7.214 acre parcel in 2001 to Jefferson County Library - \$162,315 for future library*

### **Conifer Meadows - 12.47 Acres - Conifer**

- *Sold December 2001 for market value - \$193,000*

### **Cottage School Sites - 4 properties - Lakewood**

*Patterson Cottages #1 - 3 buildings - Florida & Yarrow - Lakewood*

*Devanny Cottages - 4 buildings - W. Wisconsin Dr. - Lakewood*

*Meadowlark Cottages - 2 buildings - S. Cody - Lakewood*

*Lasley Cottages - 2 buildings - Lamar/Kendall - Lakewood*

- *Sold to City of Lakewood - \$546,852.73*
- *Public use as child care facilities*

### **Evergreen Meadows #10 - 14.10 acres - Evergreen/Conifer**

- *Sold to Evergreen Park and Recreation District for park/recreation/public use for \$200,000*
- *Deed restricts property to public purpose only, or it will revert to school district.*
- *Land leased to and developed for park purposes by Evergreen Park and Recreation.*

### **Evergreen (Bergen Meadow) Site - 1.963 acres**

- Sold to Evergreen Fire District August 2002 - \$171,016
- Deed restricted for public purposes only; required platting to separate parcel

### **Lake Crest Site - 7.71 acres - Arvada**

- Sold to Excel Charter School

### **Quaker Acres - 2.53 acres- Arvada**

- In September 2003, property transferred to City of Arvada for park and public improvement uses.

### **Stanton Farms - 10 acres Chatfield Area**

- Site was sold for \$980,000

### **Westridge - 4 acres - Chatfield Area**

- Sold this parcel to neighboring church at market value of \$420,000

### **Johnson Property - 12 acres - 701 Johnson Way - Golden**

- Master plan for future Johnson Program replacement facility
- Negotiate and complete sale of the remainder of site to Jefferson County

### **Secrest Cottages - 7120 W. 68th Ave. - Arvada**

- Sold to Habitat for Humanity in 2008.

## **Recommended for Sale or Trade**

### **Applewood Knolls Cottages - 11255 W 28th Pl. - Lakewood**

- Sell or trade

### **Fruitdale - 10800 West 44<sup>th</sup> Ave - Wheat Ridge**

- Pending sale of remaining building after replacement Anderson Preschool constructed 2007.

### **Homestead #4 - Mountain Area**

- Currently used for recreational purposes
- Negotiate sale of this property to the current users
- Owned by Jeffco/discussion for sale in progress

### **Hutchinson Site - 10 acres - Green Mountain Area**

- This property has a title provision to revert to the City of Lakewood for park purposes
- Currently working on a process to transfer title of this site to the City of Lakewood

### **Ken Caryl - North Ranch - 10 acres**

- A joint use/development agreement was negotiated with Jefferson County and KCRMD on site. Additional agreements were negotiated between KCRMD and the homeowners association
- Should be transferred/sold/traded to Open Space or KCRMD for future recreational uses in cooperation with the community

### **Ken Caryl - Valley Park - 7 acres**

- A joint use/development agreement was completed with Jefferson County and KCRMD on site
- Site should be transferred/sold/traded to Open Space or KCRMD for public purposes

## Recent Acquisitions or Acquisitions in Progress

### **Bear Creek K-8**

- *Purchased 8 acres for \$1,660,000.*

### **Brady Exploration**

- *Purchased 3.45 acres for \$3,250,000 at 5290 W Ohio in Lakewood in June of 2005.*

### **Wayne Carle Middle**

- *Acquired 27 acres by trades with Jefferson County Open Space and the City of Westminster involving four parcels totaling 54.9 acres.*

### **Wheat Ridge High Remote Fields by Pennington Elementary**

- *Purchased 1.895 acres for \$392,500 in February 2005.*
- *Negotiations continue for acquisition of second parcel.*

### **Chatfield High**

- *Property was acquired adjacent to Chatfield High School from Jefferson County Open Space in a land trade with Prospect Valley Recreation District.*