



**DOUGLAS COUNTY COMMISSIONERS
WORK SESSION
Monday, April 14, 2025**


A G E N D A

2:30 p.m.

Highland Heritage Park Baseball Field Conversion

Acquisition, Use and Disposition of School Sites

Agenda Item

Date: April 14, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development 
CC: Nick Giauque, CPRP, Parks Program Manager
Steve Shoultz, CPRE, Assistant Director of Parks, Trails, and Building Grounds
Subject: **Highland Heritage Park Baseball Field Conversion**

SUMMARY

Staff is prepared to discuss estimates to re-establish two baseball fields at Highland Heritage Regional Park in Highlands Ranch at a cost of \$200,000 for dirt infields or \$708,000 for synthetic infields. Fencing for backstops and infields is essential for developing baseball fields. In addition, several items could be added to enhance the quality of the ball fields.

BACKGROUND

In 2015, repairs to the backstops and infield playing surface of the Highland Heritage Regional Park ball fields were identified as replacement projects to maintain safe facilities. After assessing reservations for baseball at the site, it was decided that removing the fencing and adding sod to accommodate additional space for soccer would best serve the citizens and the existing conditions in place of expenditures on repairs.

DISCUSSION

Essential elements for re-establishing baseball fields on the site are backstops, fencing, and infield surfacing. Other elements may be added to improve the field for baseball. Those elements include;

Backstop and Fencing

20-foot-tall backstop with black vinyl fencing \$40,000 per field.

Infield Surface

Synthetic turf – Remove natural turf and existing irrigation. Installation of approximately 27,000 sq. ft. of synthetic turf with subgrade materials and drainage \$350,000 per field.

Dirt Infield – Remove natural turf and existing irrigation and grade subgrade. Installation of 650 tons of infield material and laser grading of surface \$60,000 per field.

Optional items for the ball fields are outfield fencing, dugout covers, and bleachers.

Outfield Fencing

Outfield fencing may be added, but a permanent outfield fence will limit the field's ability to serve multiple uses. Temporary fence panels can be purchased and installed based on the type of activity programmed on the field to ensure maximum flexibility and maximized field usage. Fencing costs for both options are;

Permanent Outfield Fence - \$24,500 per field

Temporary Fence Panels - \$10,000 per field

Dugouts

The addition of dugouts provides a shady safe area for players to sit during practices and games.

30 ft. X 10 ft prefabricated steel roof dugout - \$30,000 per field.

Bleachers

Bleachers placed behind the backstop provide an area for spectators to view the practices and games.

(2) 21" wide x 5" deep –\$8,000 per field.

NEXT STEPS

Staff is prepared to discuss options and costs to re-establish baseball fields at Highland Heritage Regional Park and Board direction for next steps.

Agenda Item

Date: April 14, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Dan Avery, Special Projects Manager
Subject: Acquisition, Use and Disposition of School Sites

The Board of County Commissioners recently requested an overview of the County's role in school land dedication and related processes. Staff will facilitate a discussion on acquisition, use, and disposition of school land. Staff's presentation will include:

- Brief historical perspective on how school land was obtained through the land development process.
- Overview of statutory requirements, subdivision regulations, Planned Development provisions, and County land disposition policies.
- A review of county-held, DCSD-held, and developer-held land in unincorporated portions of Douglas County.
- A brief summary of the Douglas County School District's Master Capital Plan Process, which identifies and prioritizes school sites for future schools.
- A brief summary of recent land disposal projects, including Sweetwater Park, Toepfer Park, Westridge Glen, and Pinery/Sunridge Hollow Park.

Attachment: Department of Community Development memo and inventory of school land

Agenda Item

Date: April 14, 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: Luke Thornton, CPRP, Parks Program Coordinator
Steve Shoultz, CPRE, Assistant Director of Parks, Trails, and Building Grounds

Subject: **School Sites for Purchase**

BACKGROUND

With direction from the Board of County Commissioners (Board) staff conducted research on undeveloped parcels in the County that are held in reserve for use by the Douglas County School District (DCSD) and could be purchased for use by local home owner associations (HOA).

Staff compiled these parcels into a series of maps based on three categories: parcels held by the County, parcels held by DCSD, and parcels held by the developer. Each map contains information learned from the research including the acreage, valuation, 20-year developer right of first refusal expiration, and notes about DCSD's plans for the parcel.

DISCUSSION

County held sites that may be available for purchase, at the discretion of DCSD, and moved to HOA ownership are Sierra Ridge or Meridian Village, Macanta A, Eastridge, Timbers, and Pradera. These parcels have been identified by staff because there are no immediate plans for development. DCSD may or may not be amenable to sale of any or all these parcels.

DCSD held sites that currently may be available for purchase are Pine Cliff, Pinery, and Pemberton. Only the Pinery site is viable as a park site and sits adjacent to an existing park. Pine Cliff is fully surrounded by Pine Cliff Ranch. The two Pemberton sites are small and have a developed road through them.

There would not need to be any change to the zoning of these sites for their use to be converted from schools to parks, trails, or open space uses.

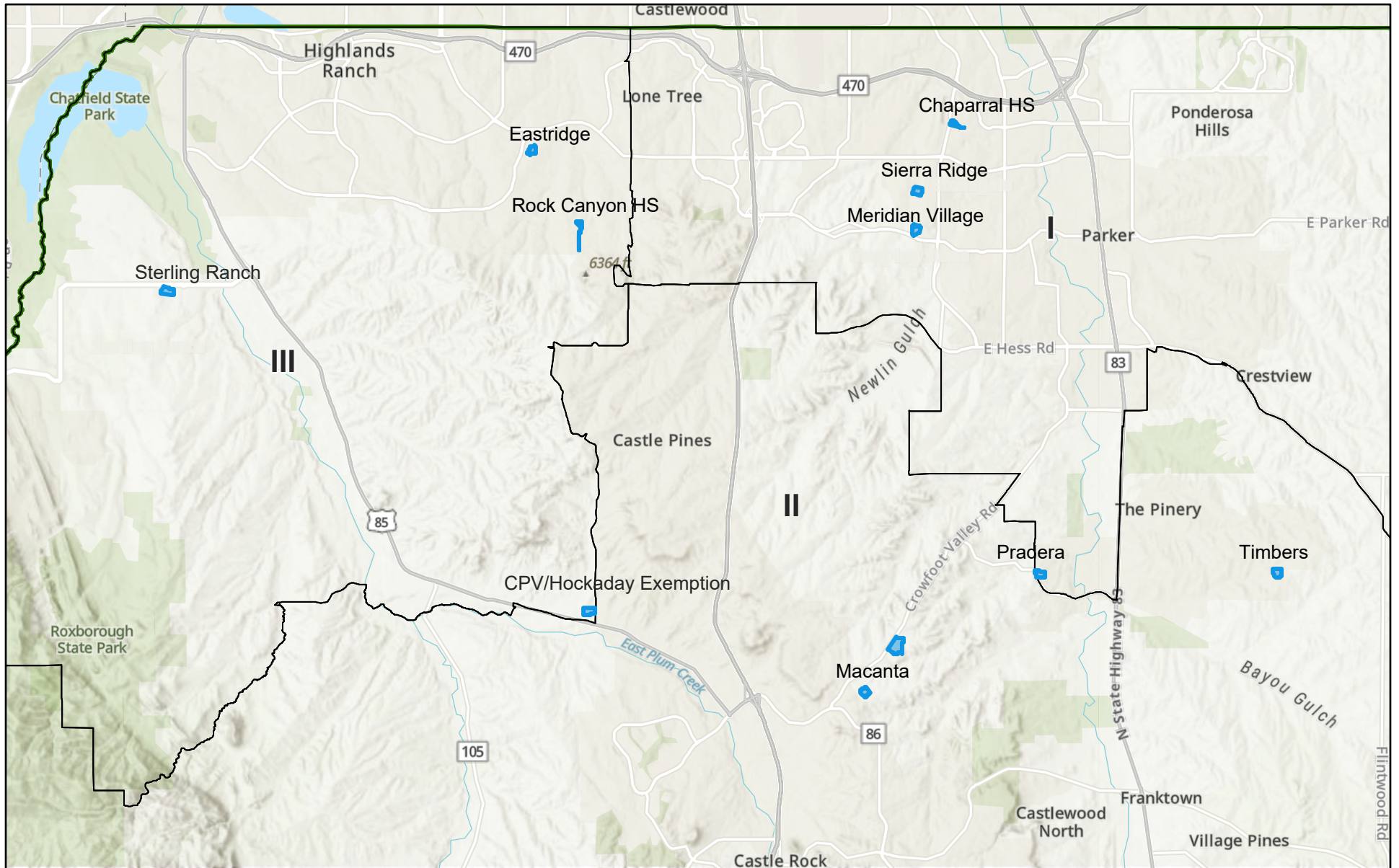
NEXT STEPS

Staff is available to discuss these properties with the Board.


ATTACHMENTS

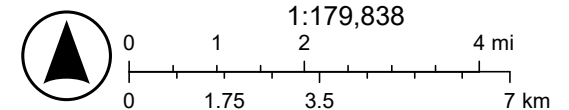
School Site Maps

County-Held School Sites



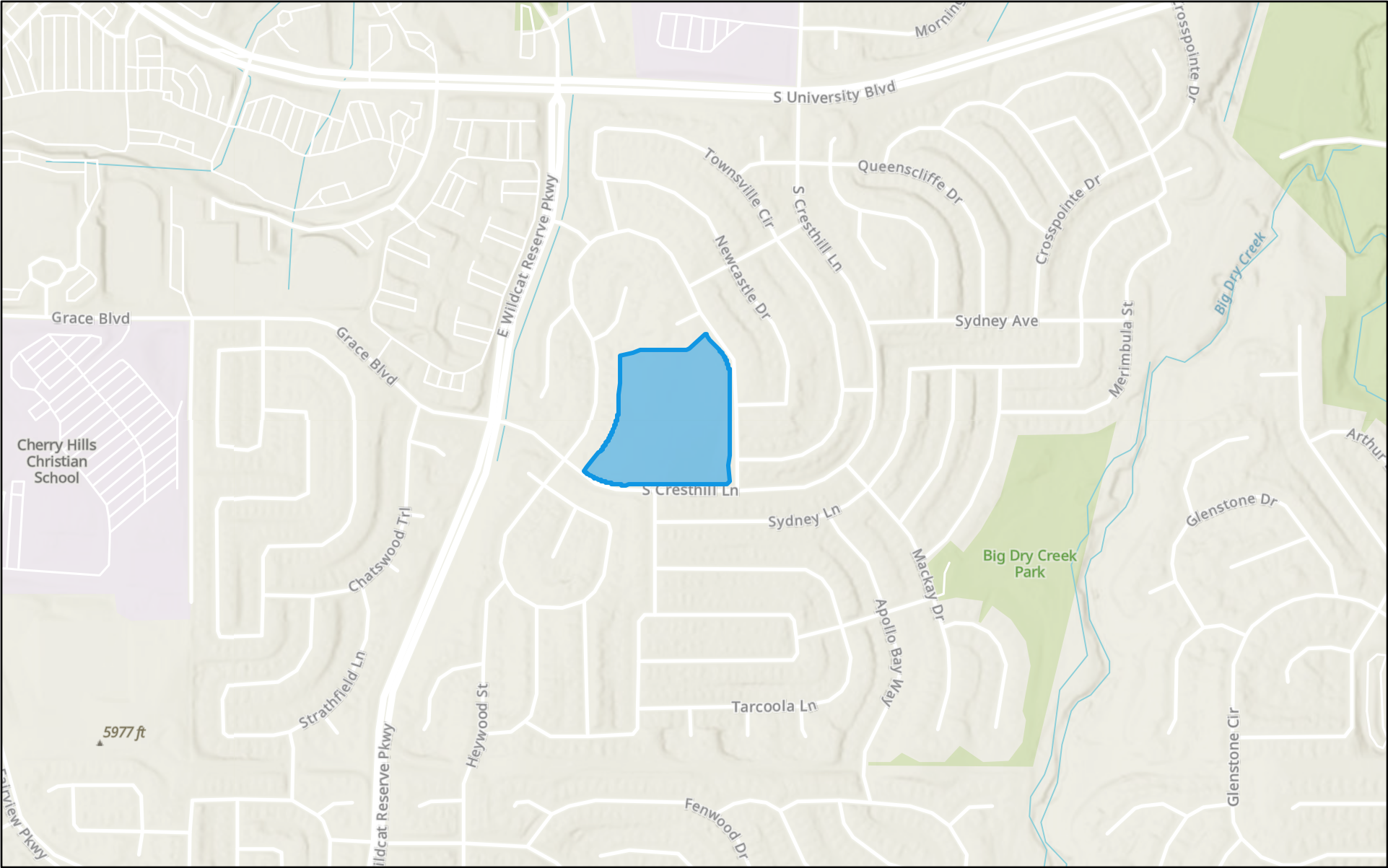
12/18/2024

 County Held School Sites



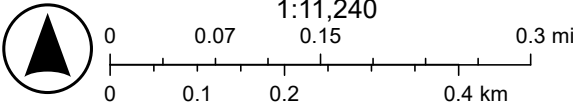
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Eastridge



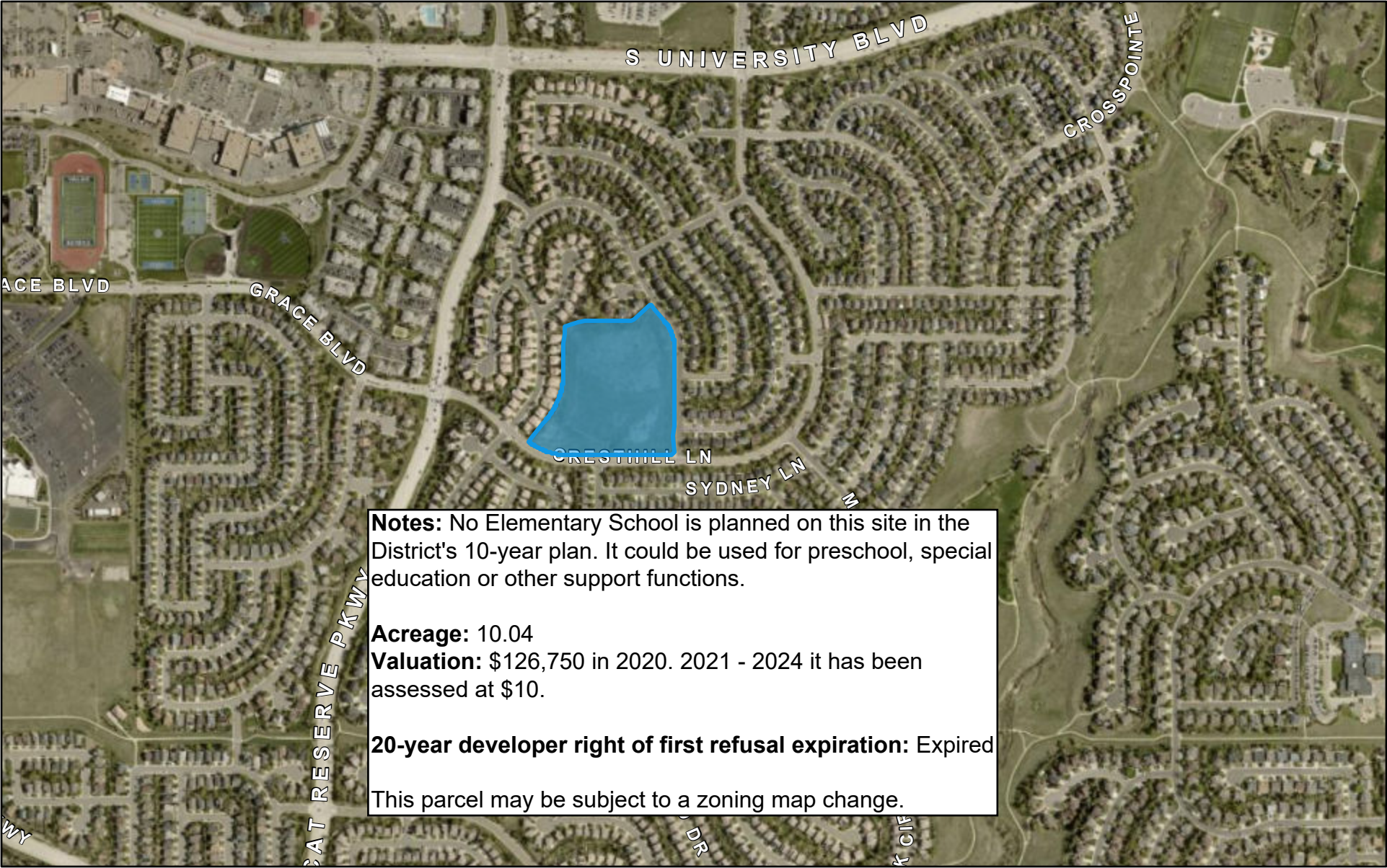
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 County Held School Sites



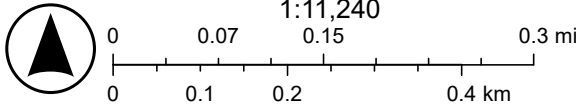
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Eastridge

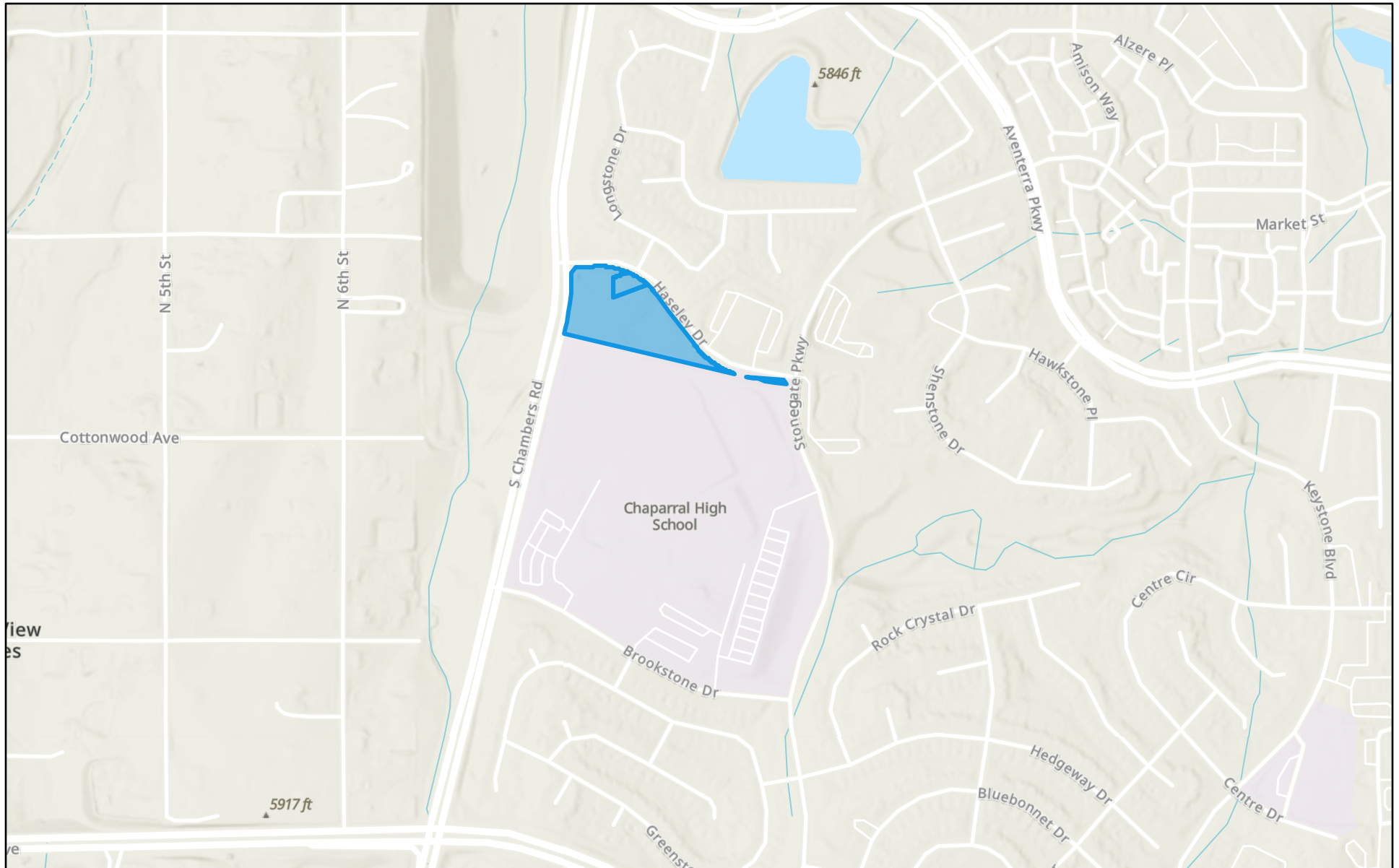


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 County Held School Sites

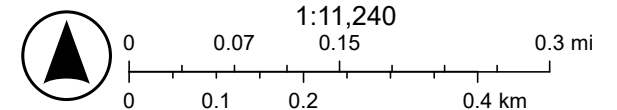


Chaparral High School



12/10/2024

 County Held School Sites



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Douglas County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,

Chaparral High School



Notes: Contains HS parking improvements. Disposal unlikely.

Acreage: 5.07

Valuation: \$60,438

20-year developer right of first refusal expiration: Expired

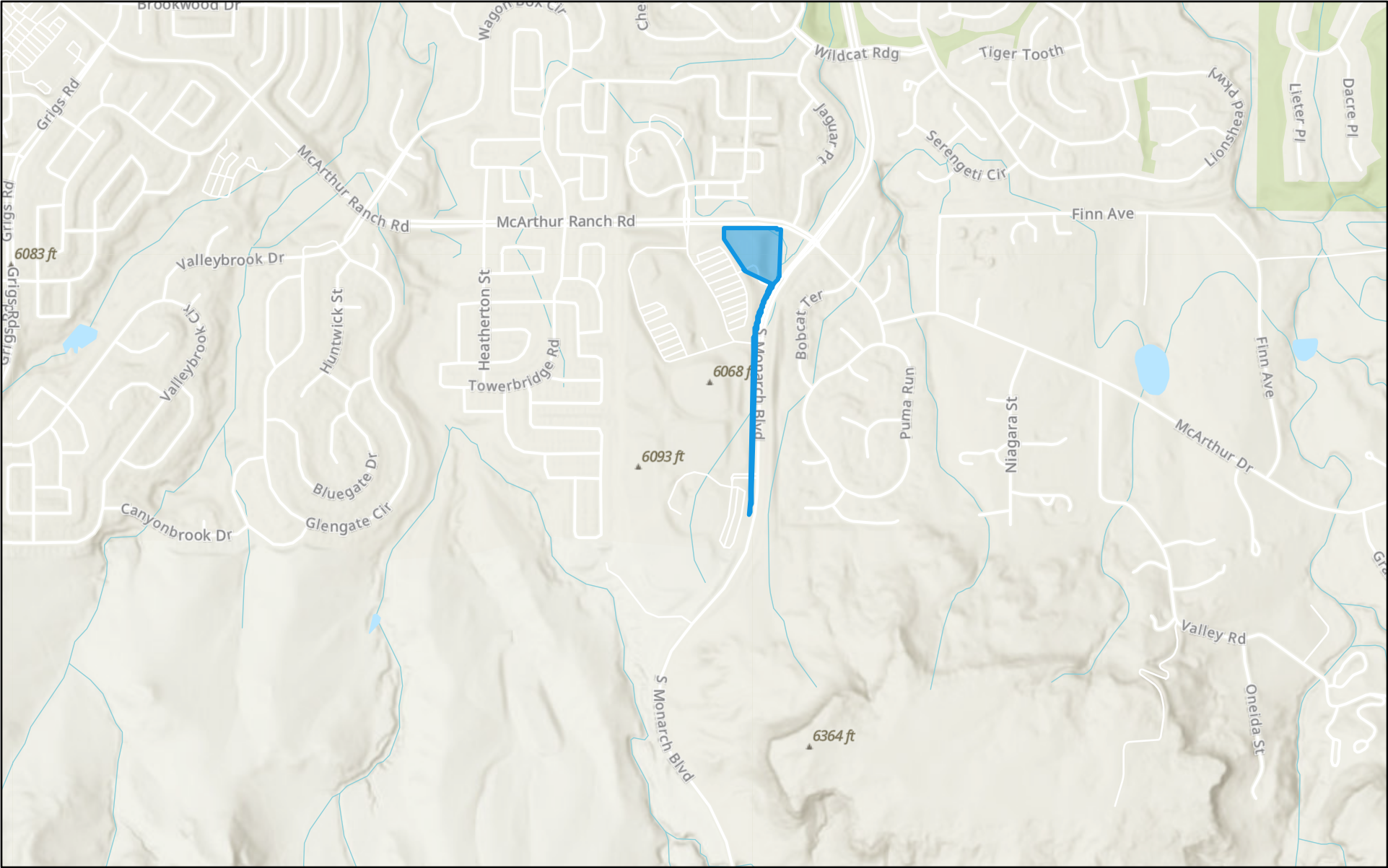
This parcel may be subject to a zoning map change.

12/12/2024

 County Held School Sites

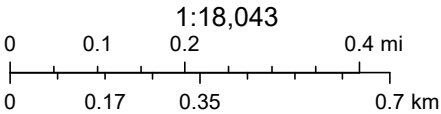


Rock Canyon



12/10/2024

 County Held School Sites



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors,
Douglas County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,

Rock Canyon High School



Notes: The 4.05-acre parcel was originally part of a 79 acre parcel that was deeded from Shea Homes to the Board of County Commissioners in 2002. In 2003, the County reserved 4.05 acres from the 79 acre parcel when it conveyed the remaining 75.7 acres (which now contain Rock Canyon HS and Rocky Heights MS) to the School District. The 4.05-acre parcel was held in reserve for possible use as a future fire station. In 2015, DCSD requested conveyance for constructing an overflow parking lot. HRMD objected and the request was withdrawn. Since that time, the fire station was constructed elsewhere.

Acreage: 4.05

Valuation: \$4,870

20-year developer right of first refusal expiration: Expired

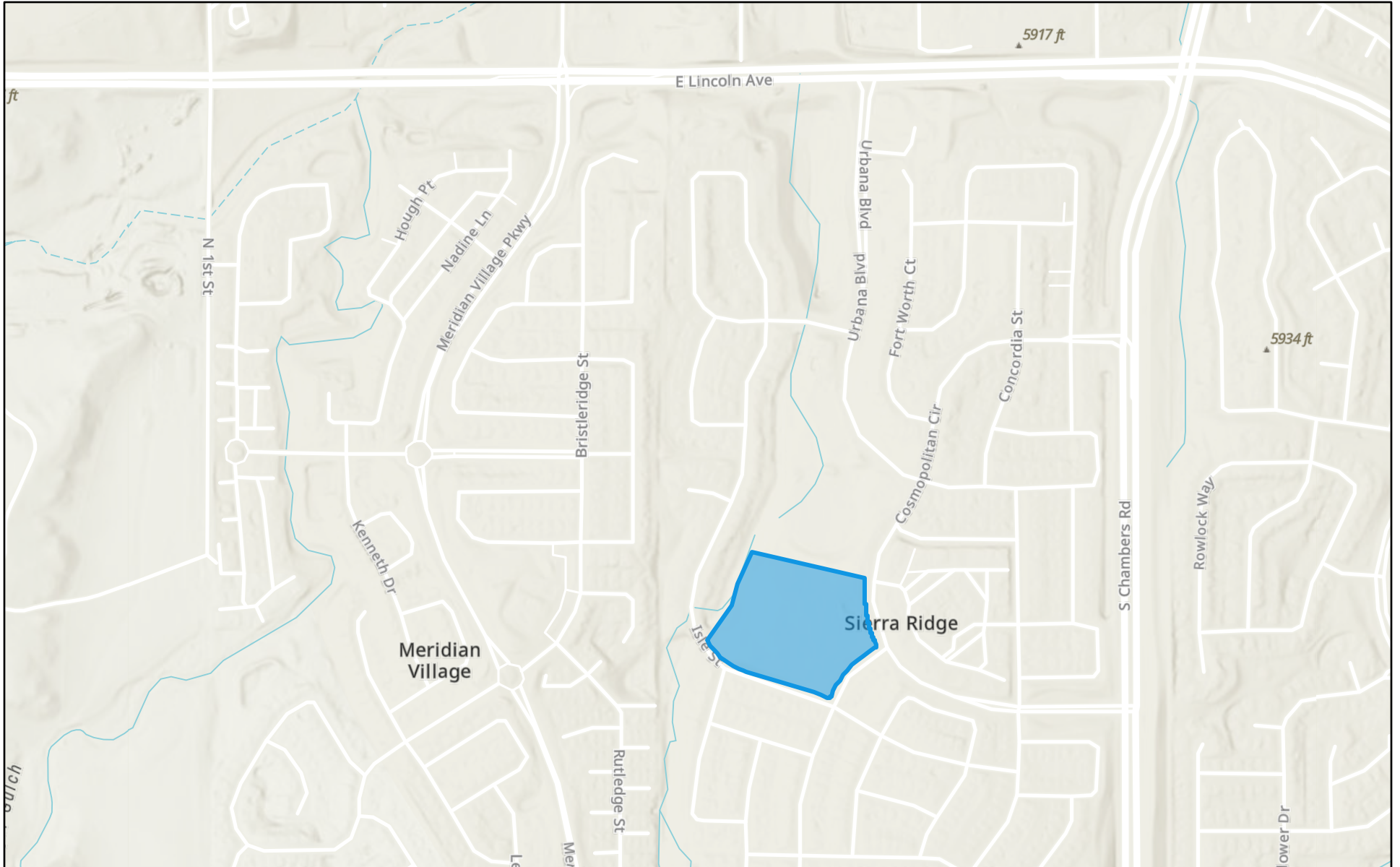
This parcel may be subject to a zoning map change.

12/13/2024

 County Held School Sites

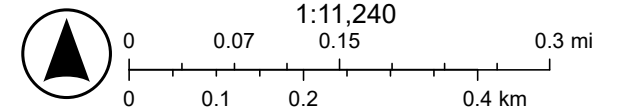


Sierra Ridge



12/10/2024

 County Held School Sites



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Sierra Ridge

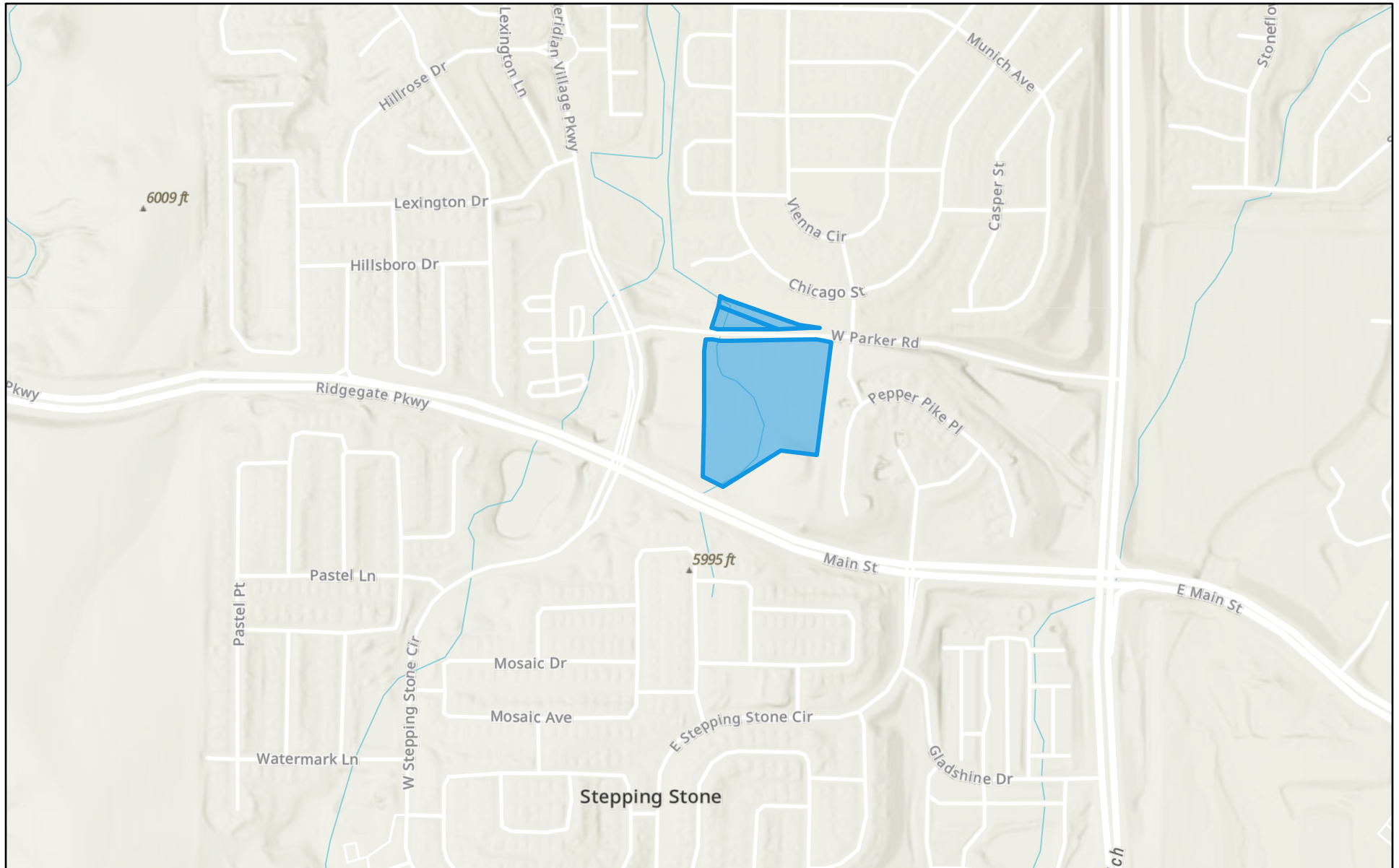


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 County Held School Sites

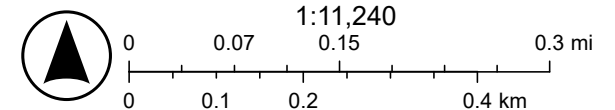


Meridian Village



12/10/2024

 County Held School Sites



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Meridian Village

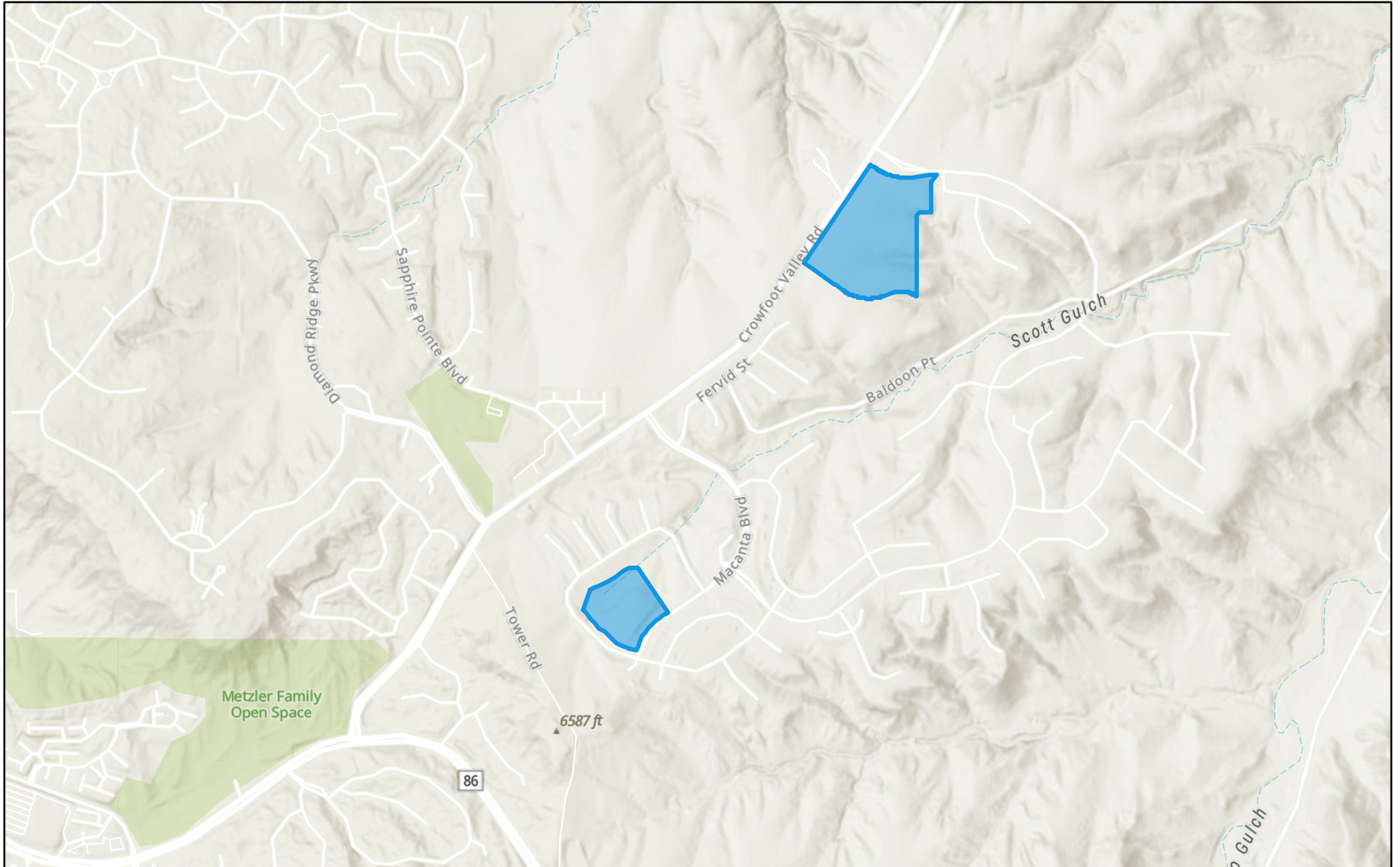


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 County Held School Sites

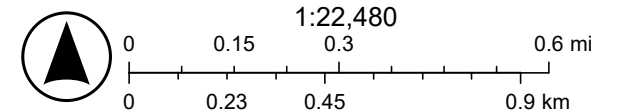


Macanta



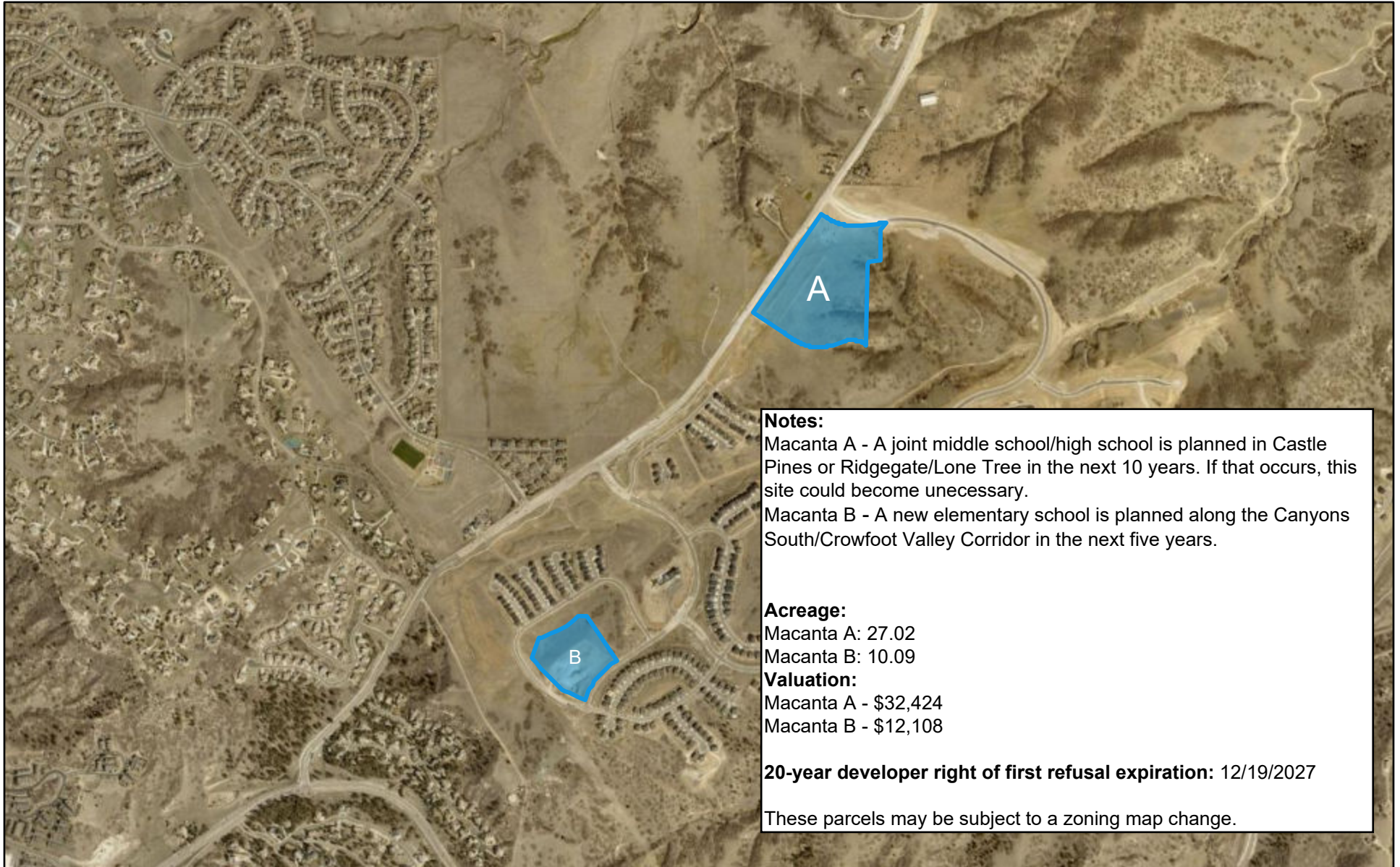
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 County Held School Sites



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Macanta

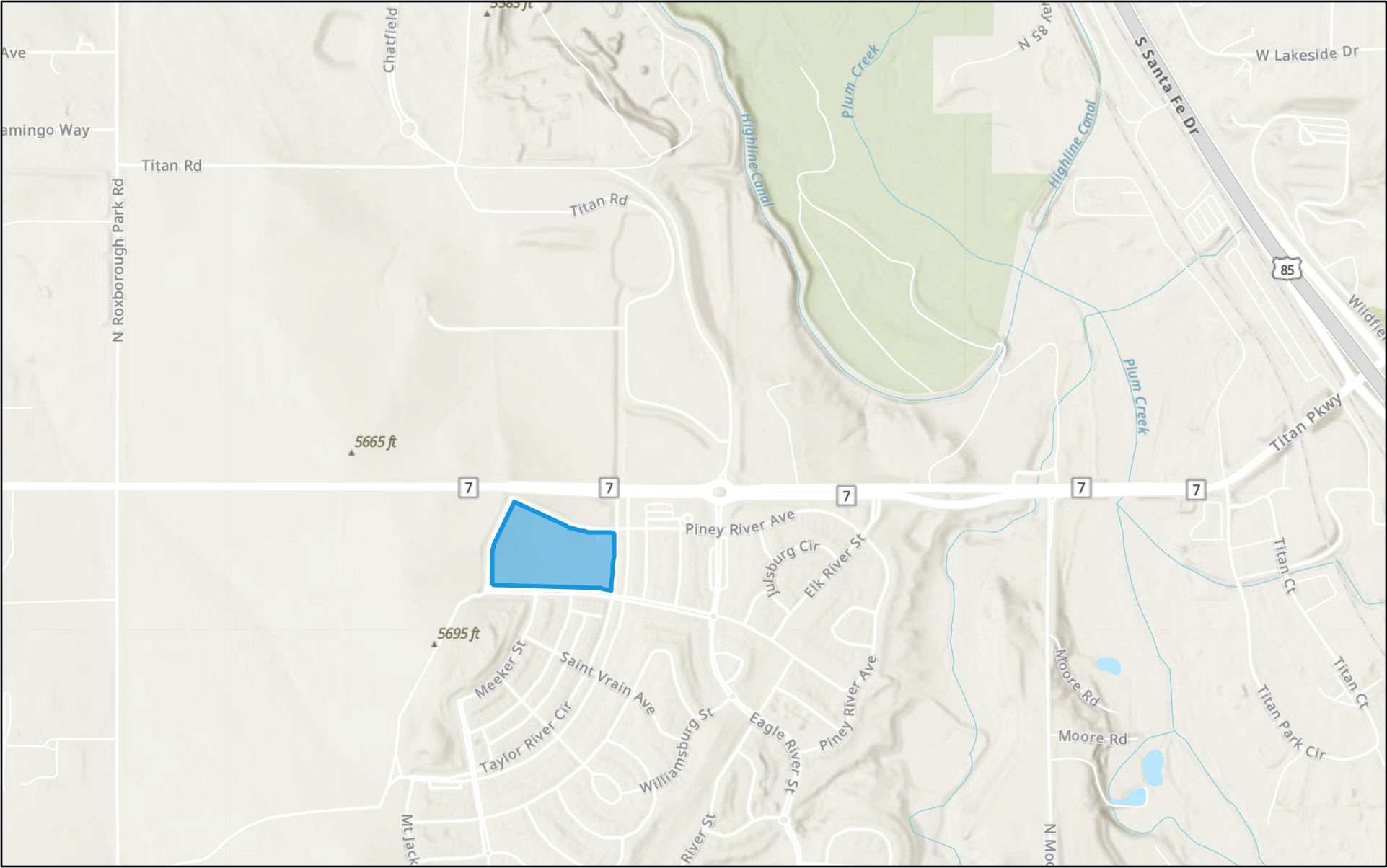


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 County Held School Sites

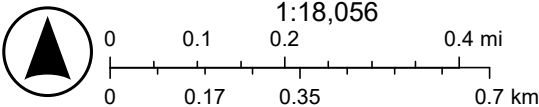


Sterling Ranch



12/10/2024

 County Held School Sites



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Sterling Ranch

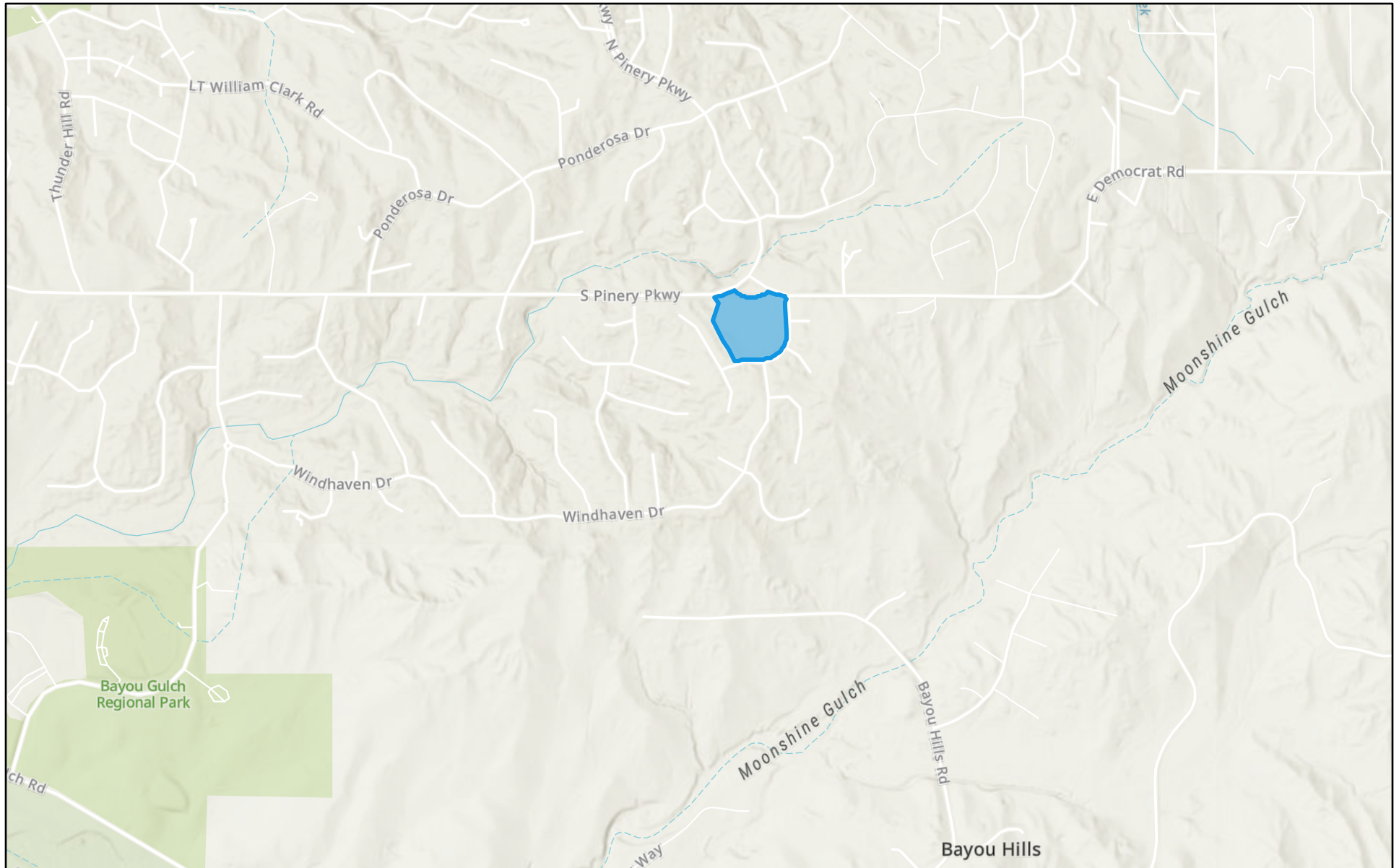


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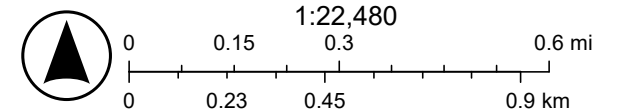


Timbers



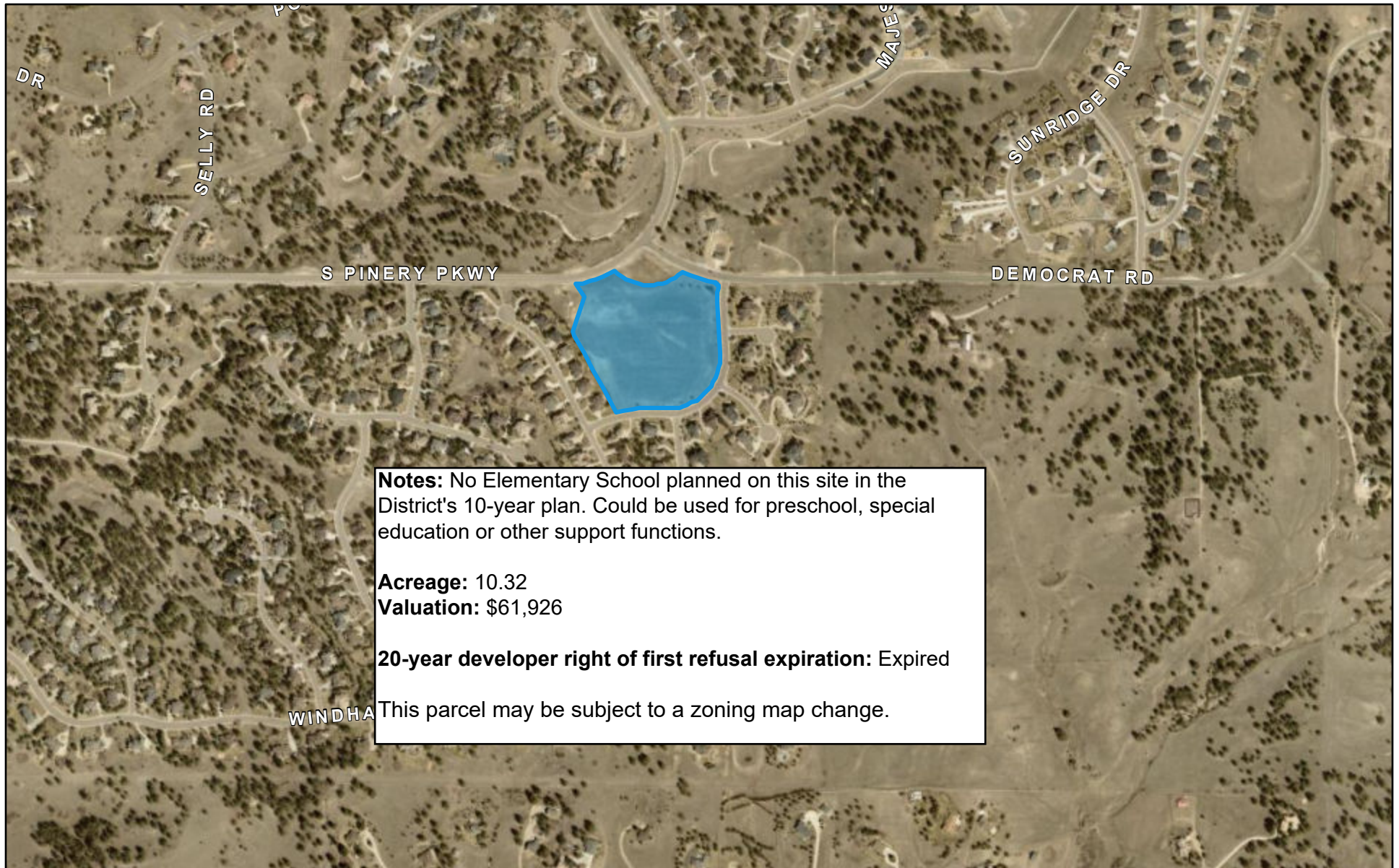
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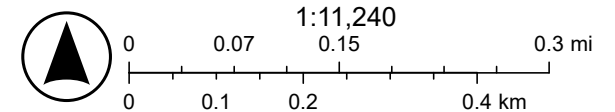
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Timbers

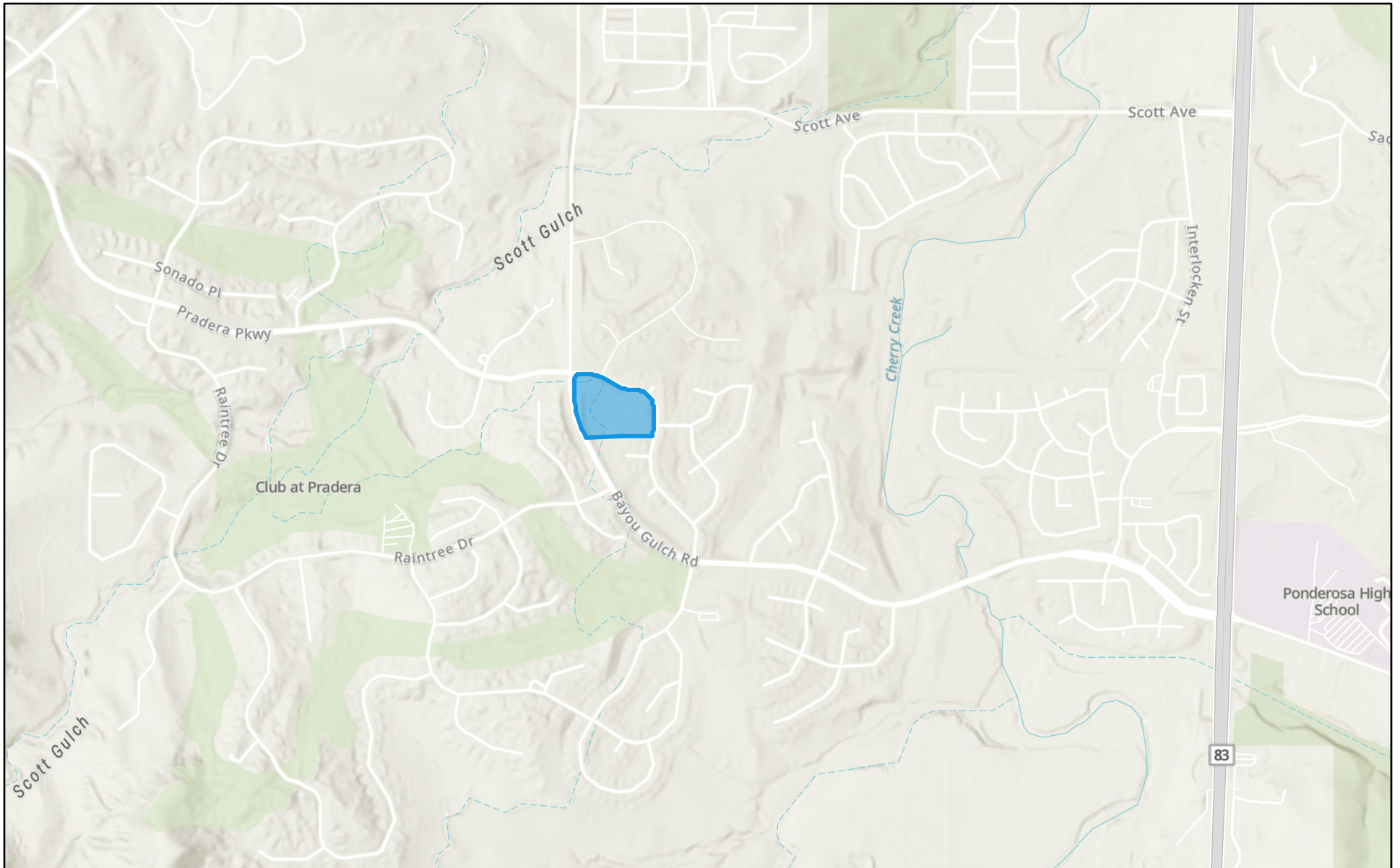


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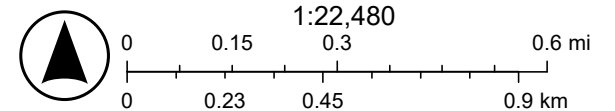


Pradera



12/20/2024

 County Held School Sites



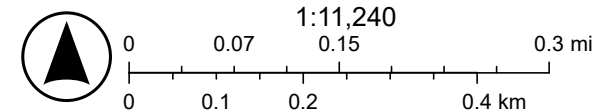
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Pradera

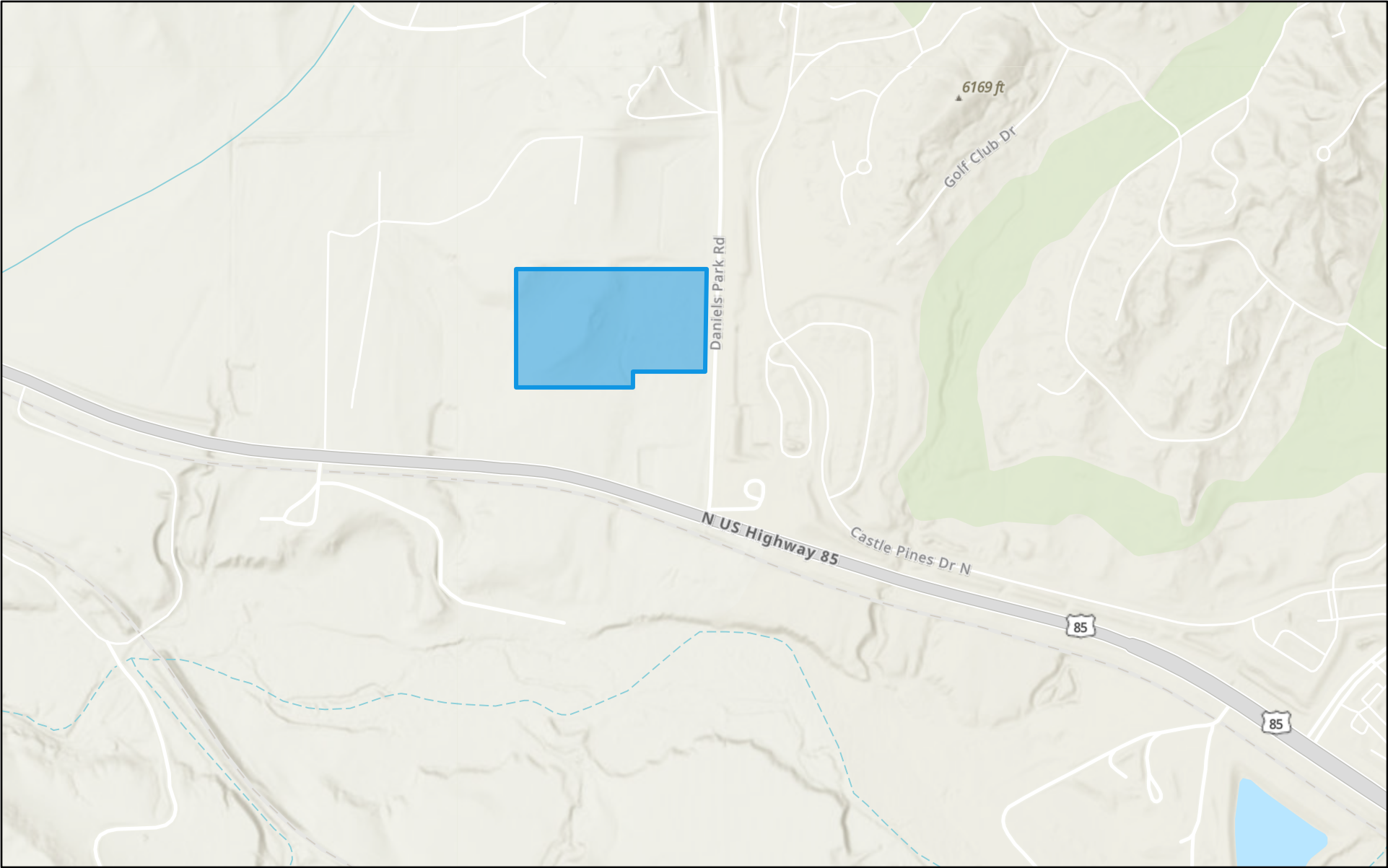


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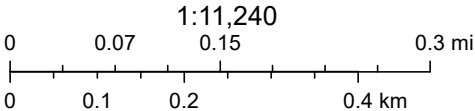


CPV/Hockaday Exemption



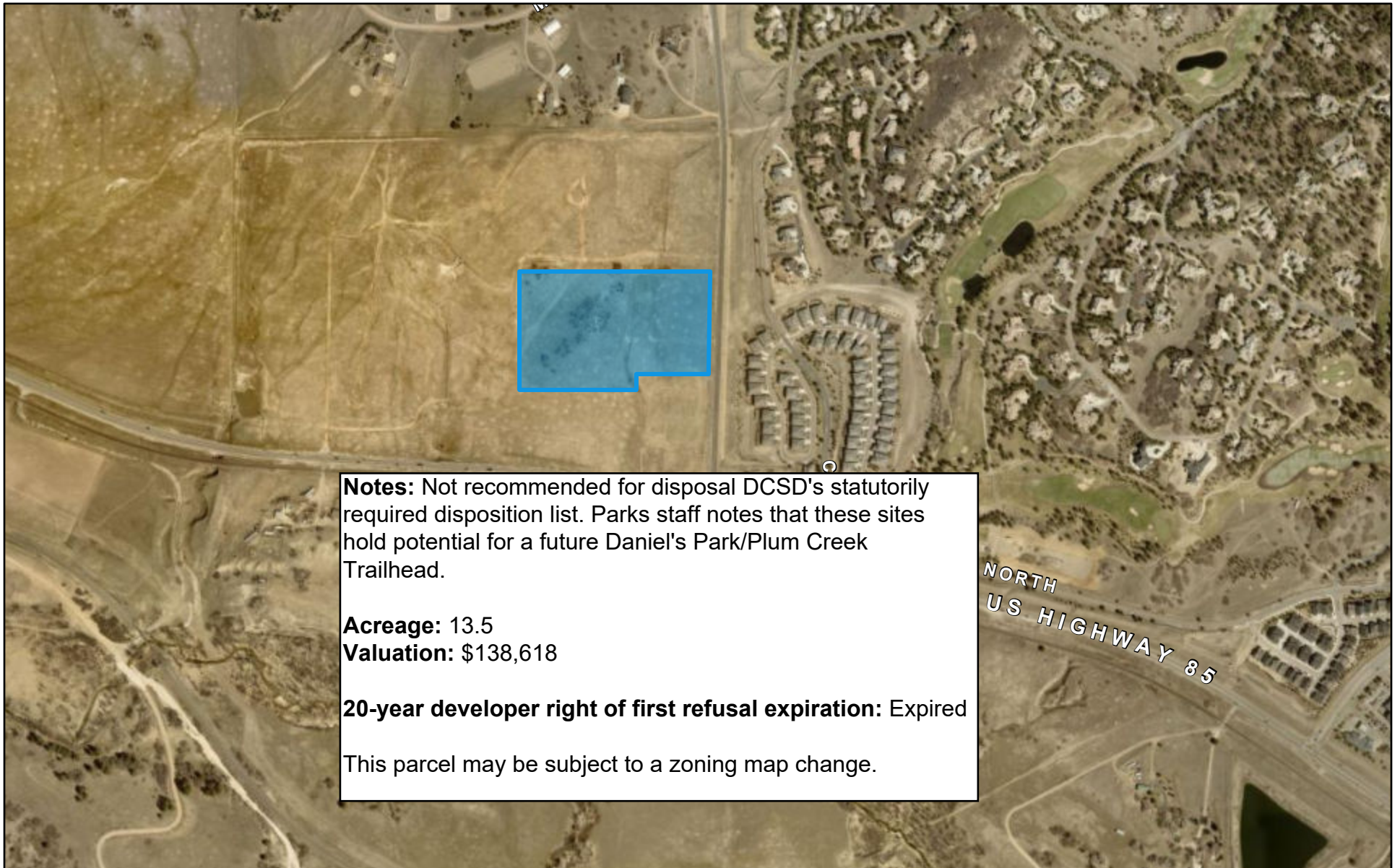
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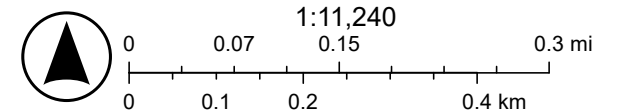
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CPV/Hockaday Exemption

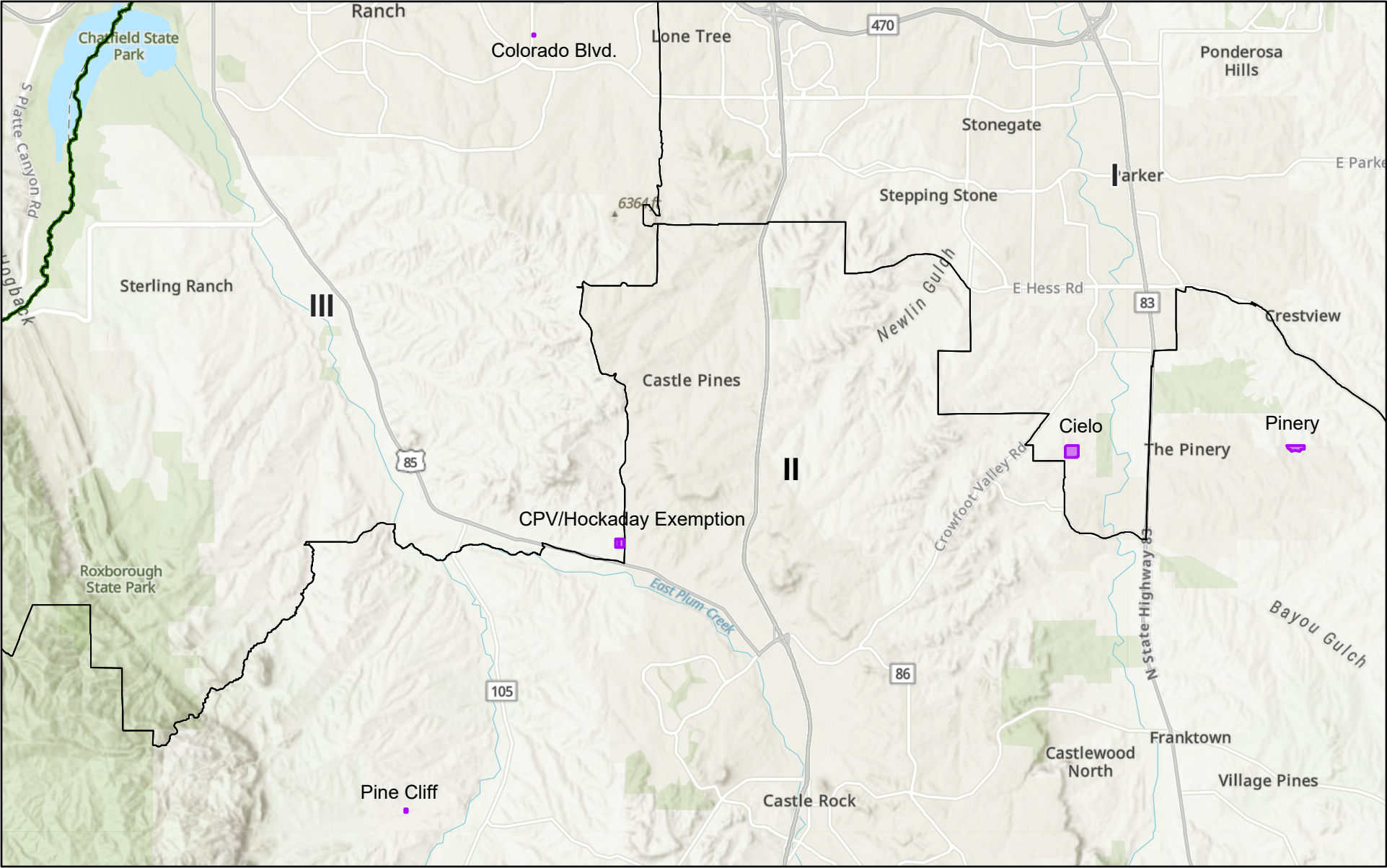


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 County Held School Sites

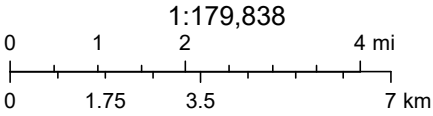


School District Held Sites



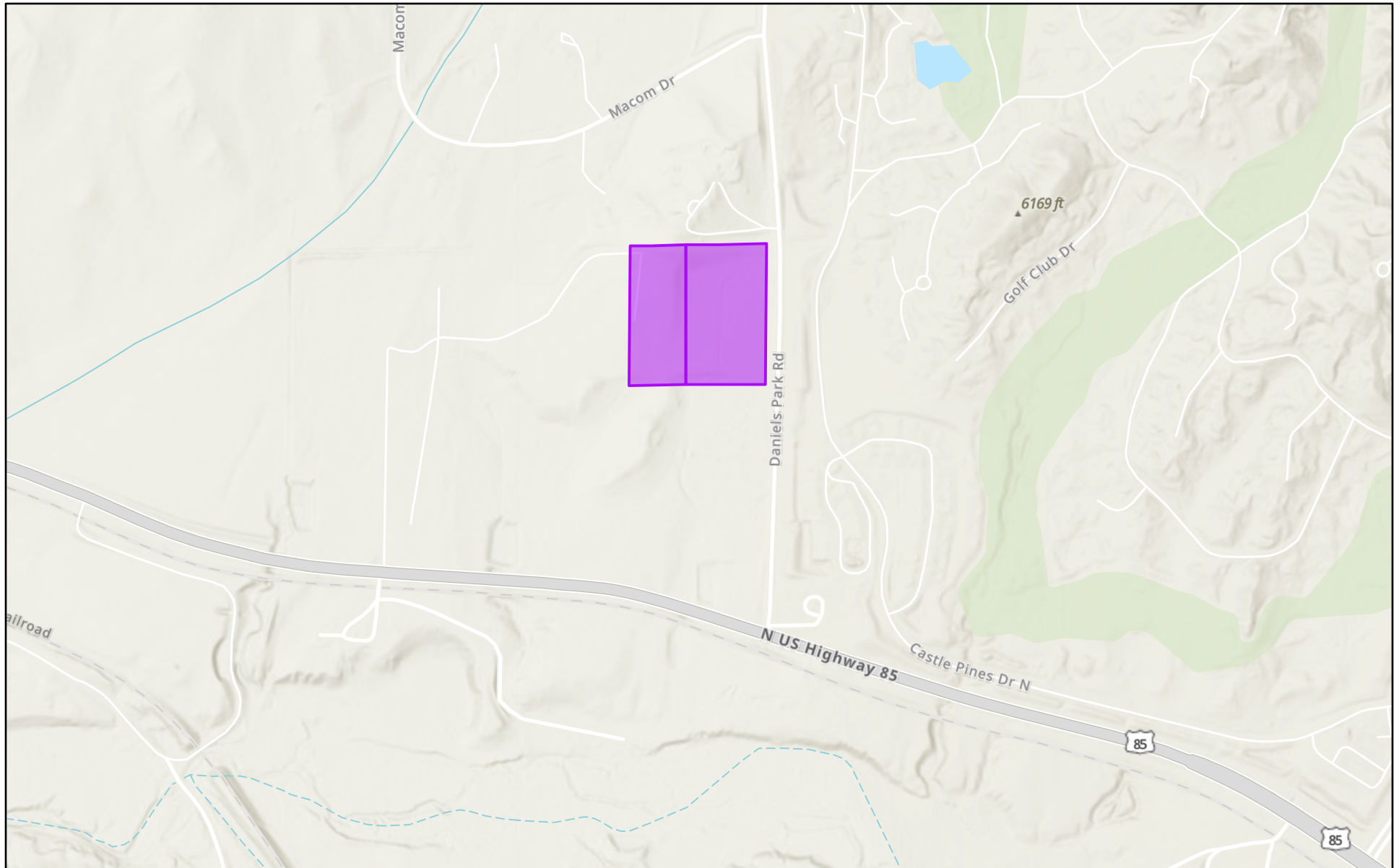
12/18/2024

 DCSD owned sites



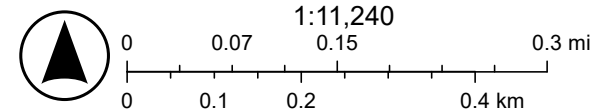
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CPV/Hockaday Exemption



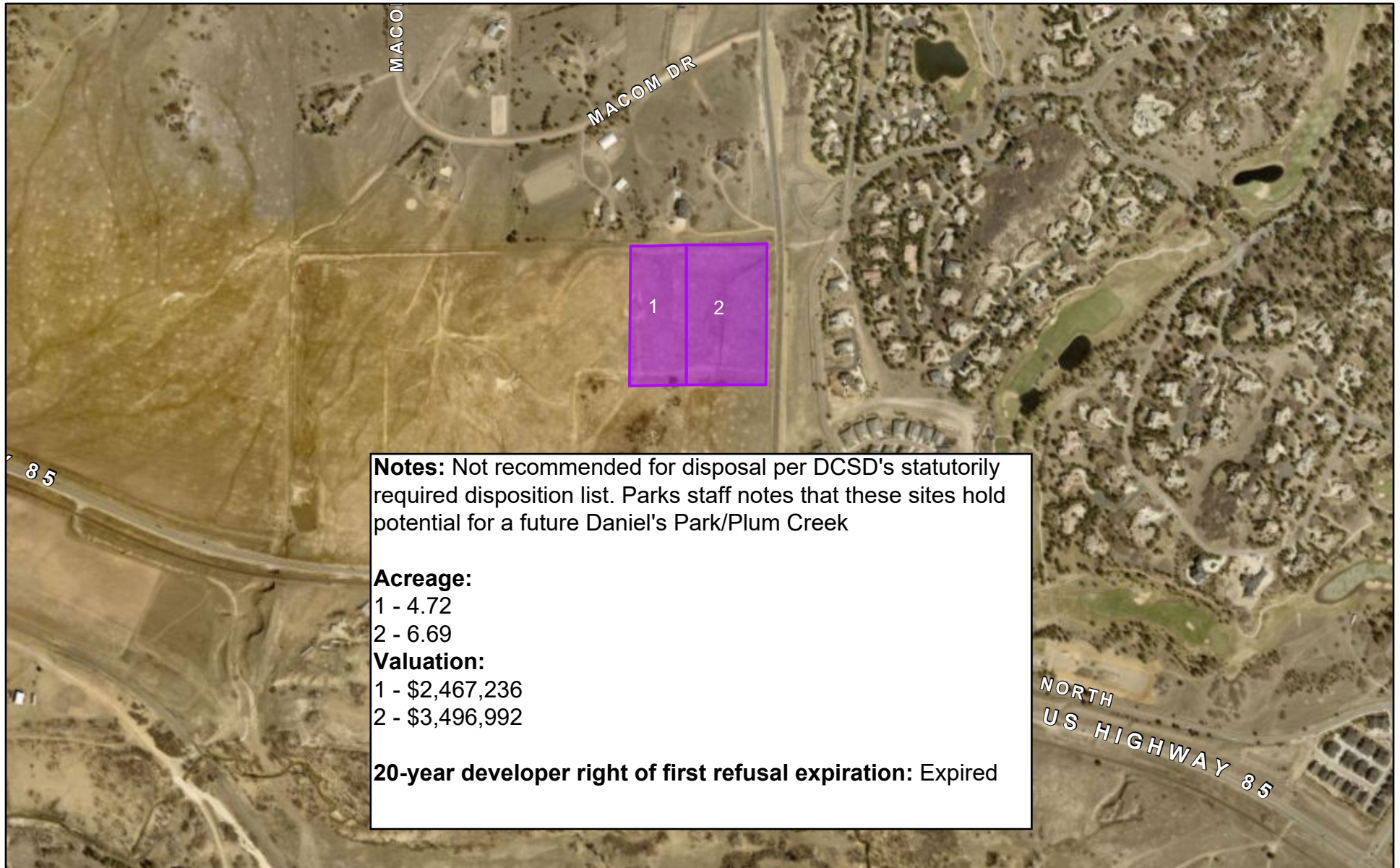
12/20/2024

 DCSD owned sites



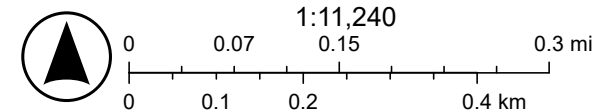
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CPV/Hockaday Exemption

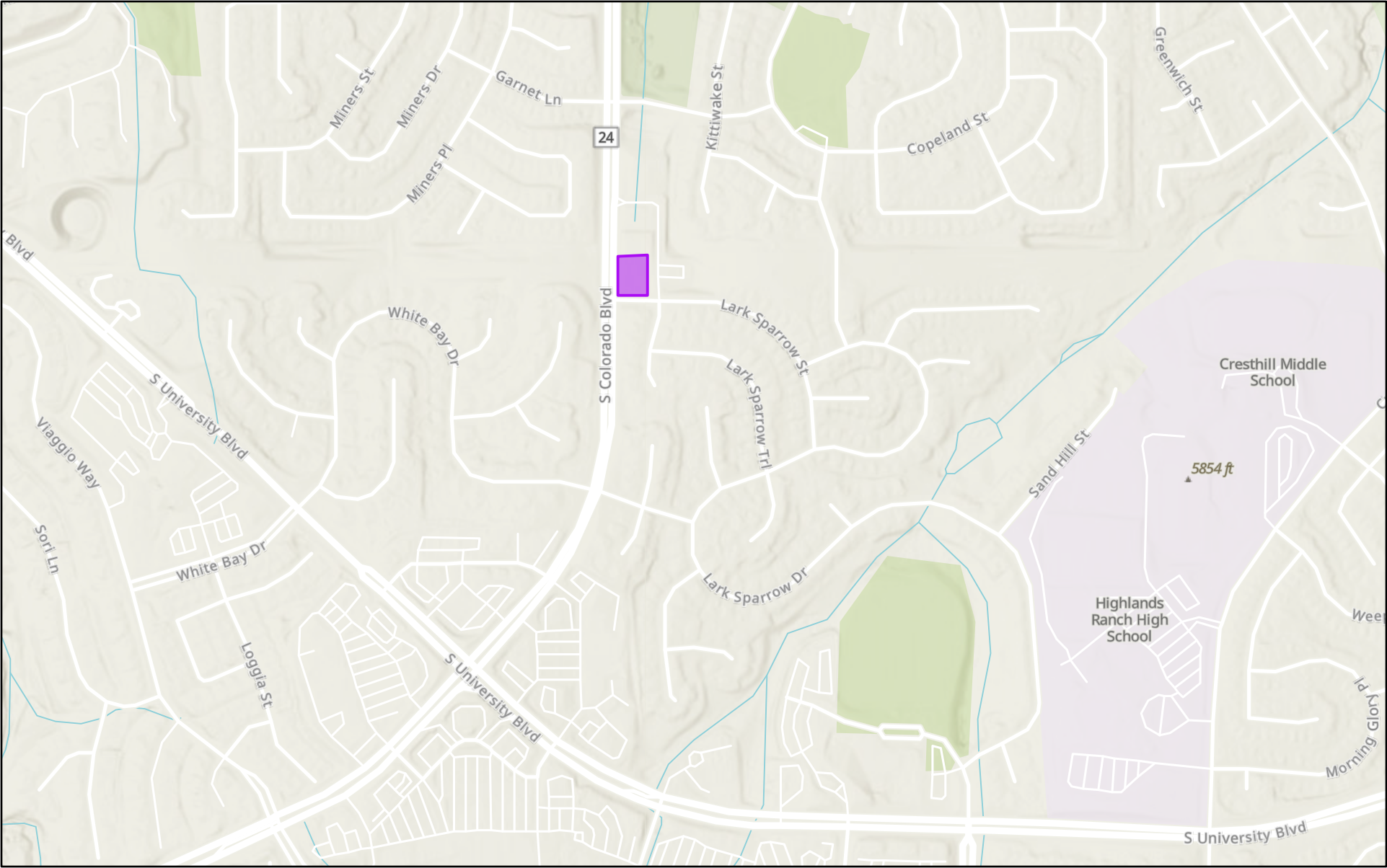


12/20/2024


 DCSD owned sites

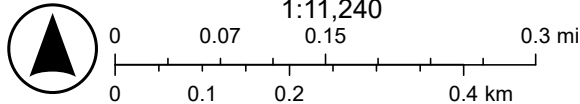


Colorado Blvd.



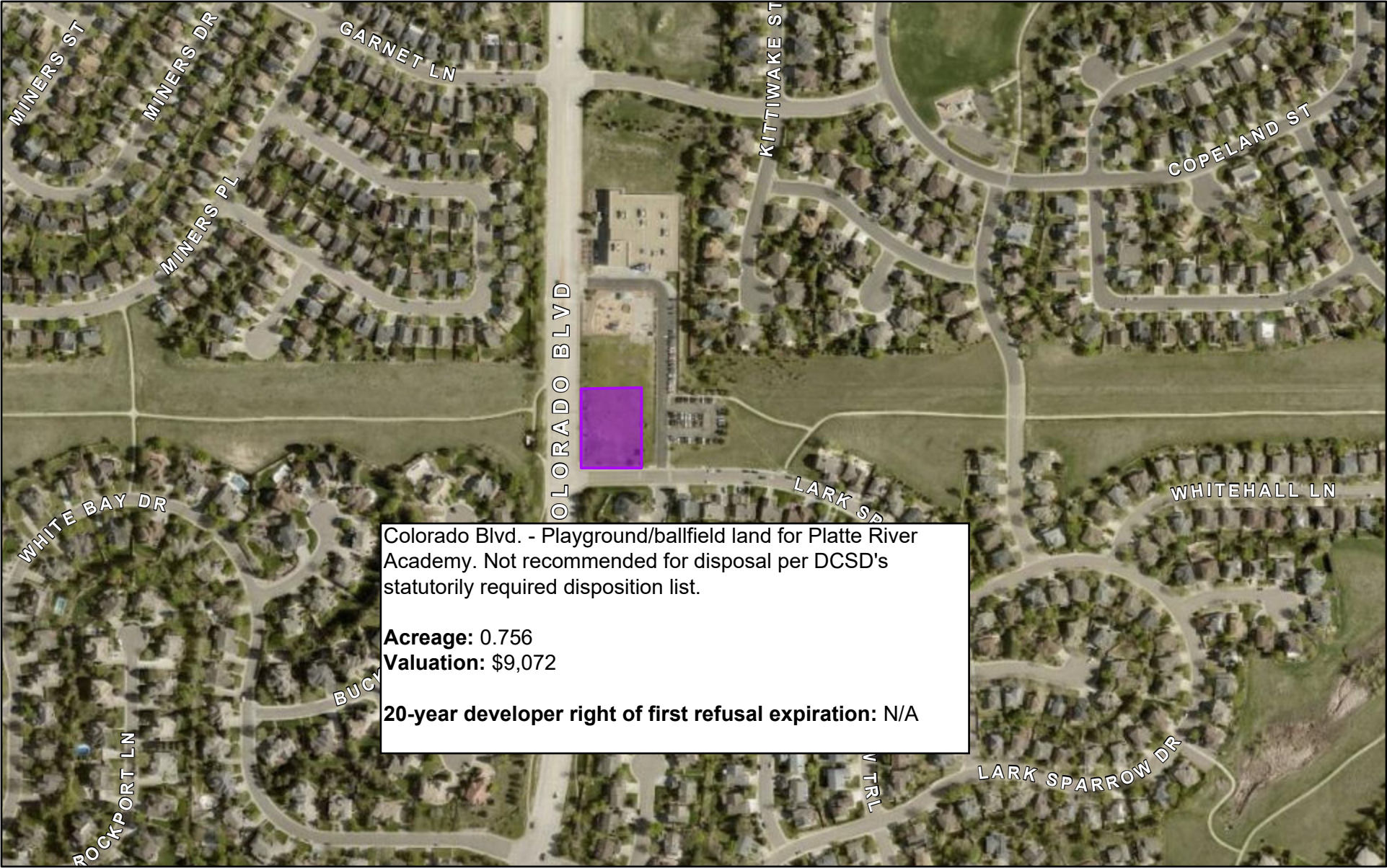
12/23/2024

 DCSD owned sites



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Colorado Blvd.




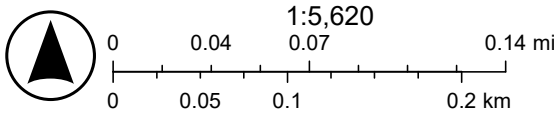
Colorado Blvd. - Playground/ballfield land for Platte River Academy. Not recommended for disposal per DCSD's statutorily required disposition list.

Acreage: 0.756
Valuation: \$9,072

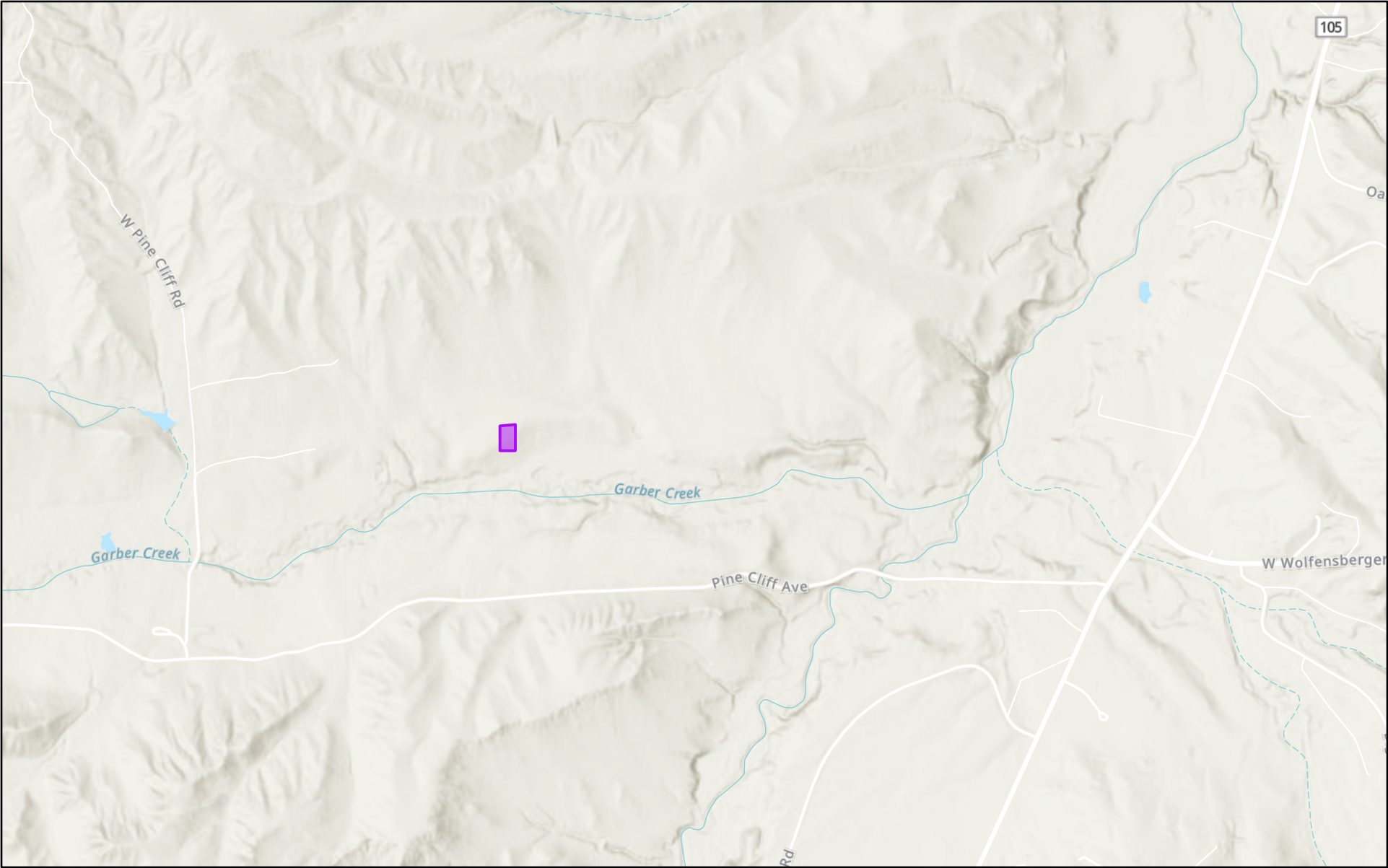
20-year developer right of first refusal expiration: N/A

12/23/2024


 DCSD owned sites

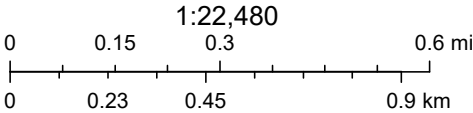


Pine Cliff



12/10/2024

 DCSD owned sites



Esri, NASA, NGA, USGS, FEMA, Douglas County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

Pine Cliff




Notes: Recommended for disposal per DCSD's statutorily required disposition list.

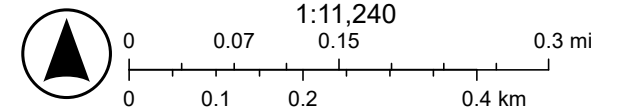
Acreage: 1

Valuation: \$435,600

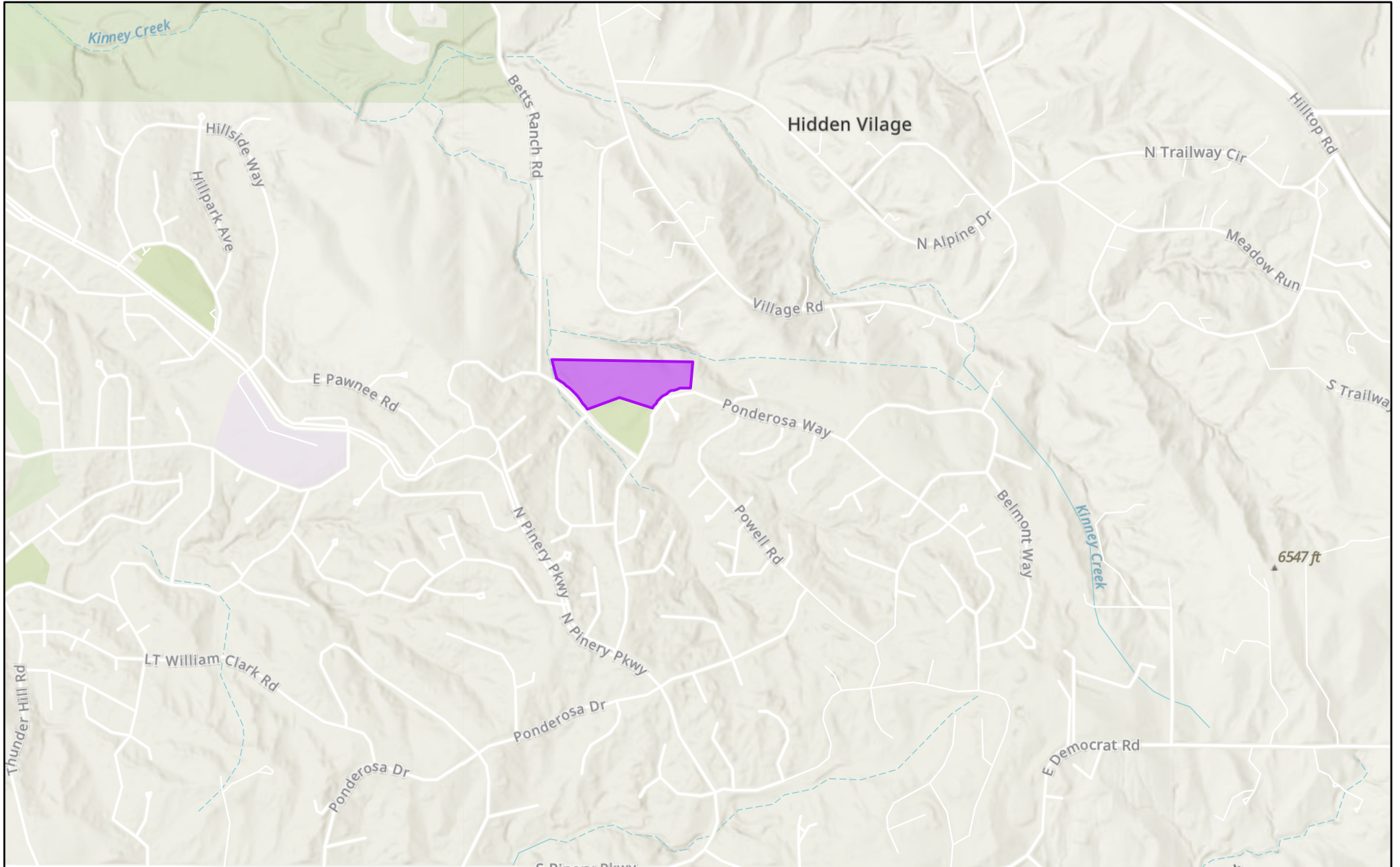
**20-year developer right of first refusal
expiration:** N/A

12/20/2024


 DCSD owned sites

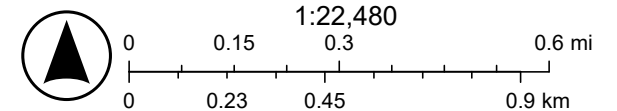


Pinery



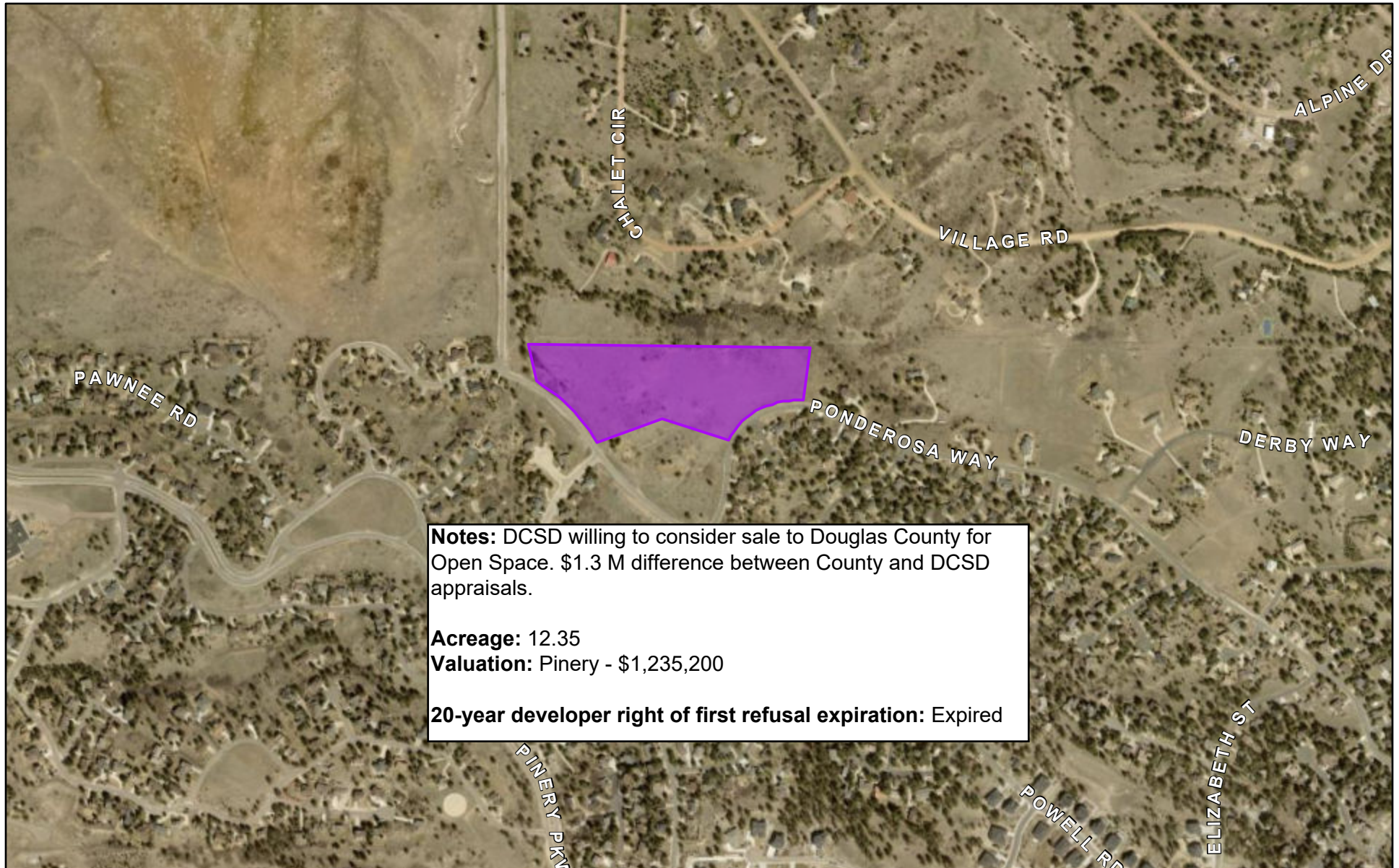
12/19/2024

 DCSD owned sites




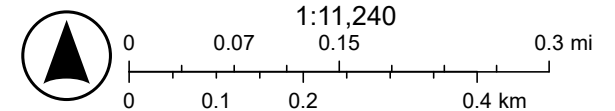
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Pinery

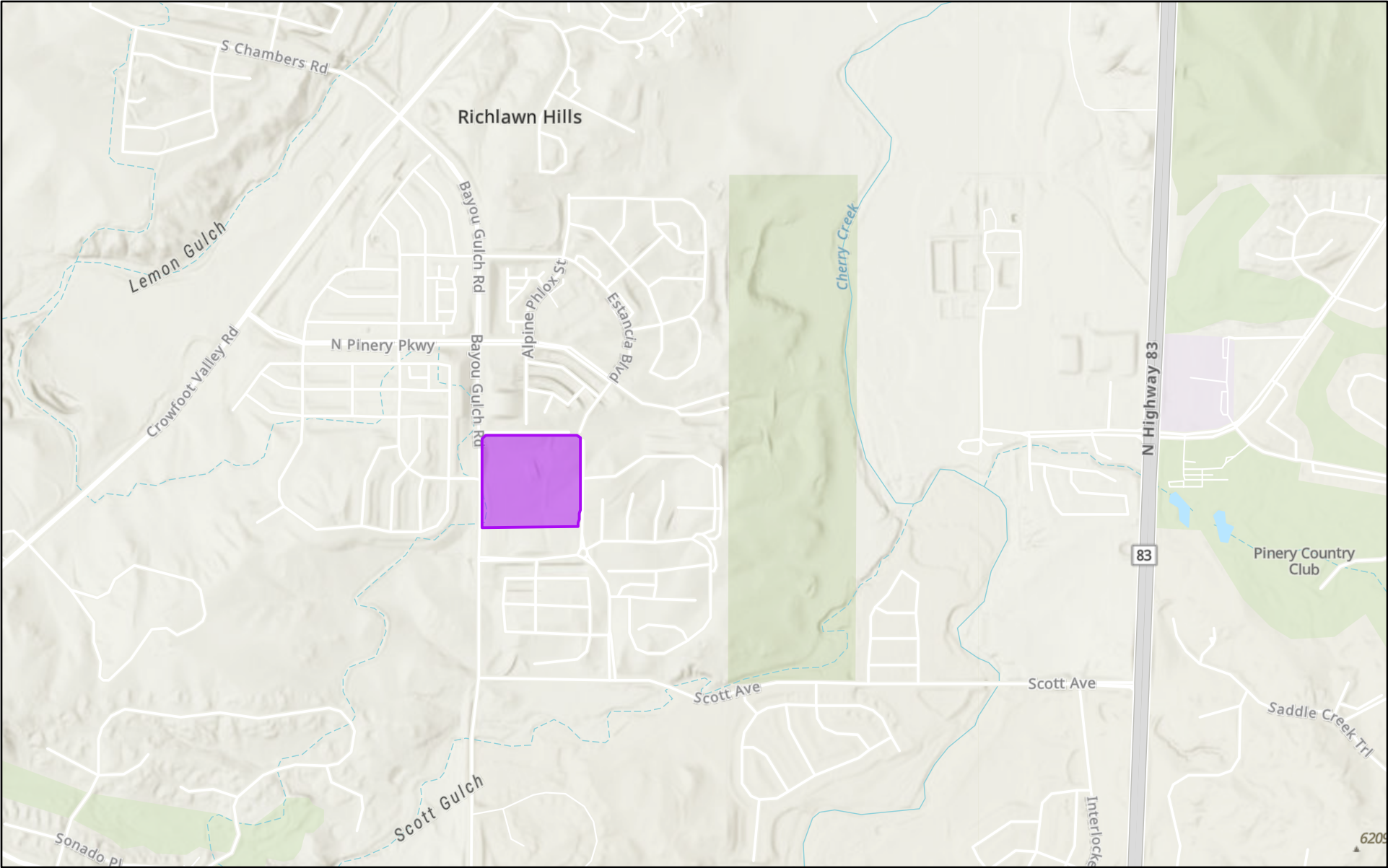


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 DCSD owned sites

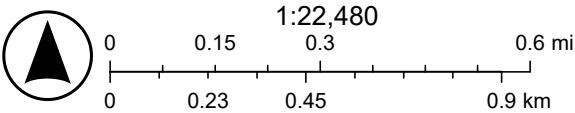


Cielo



12/20/2024

 DCSD owned sites




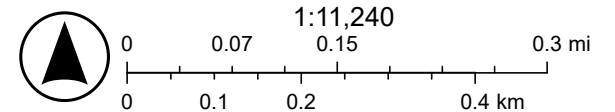
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Cielo



12/20/2024

 DCSD owned sites

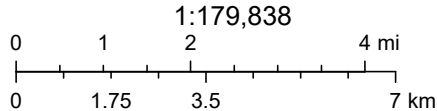


School District Held Sites



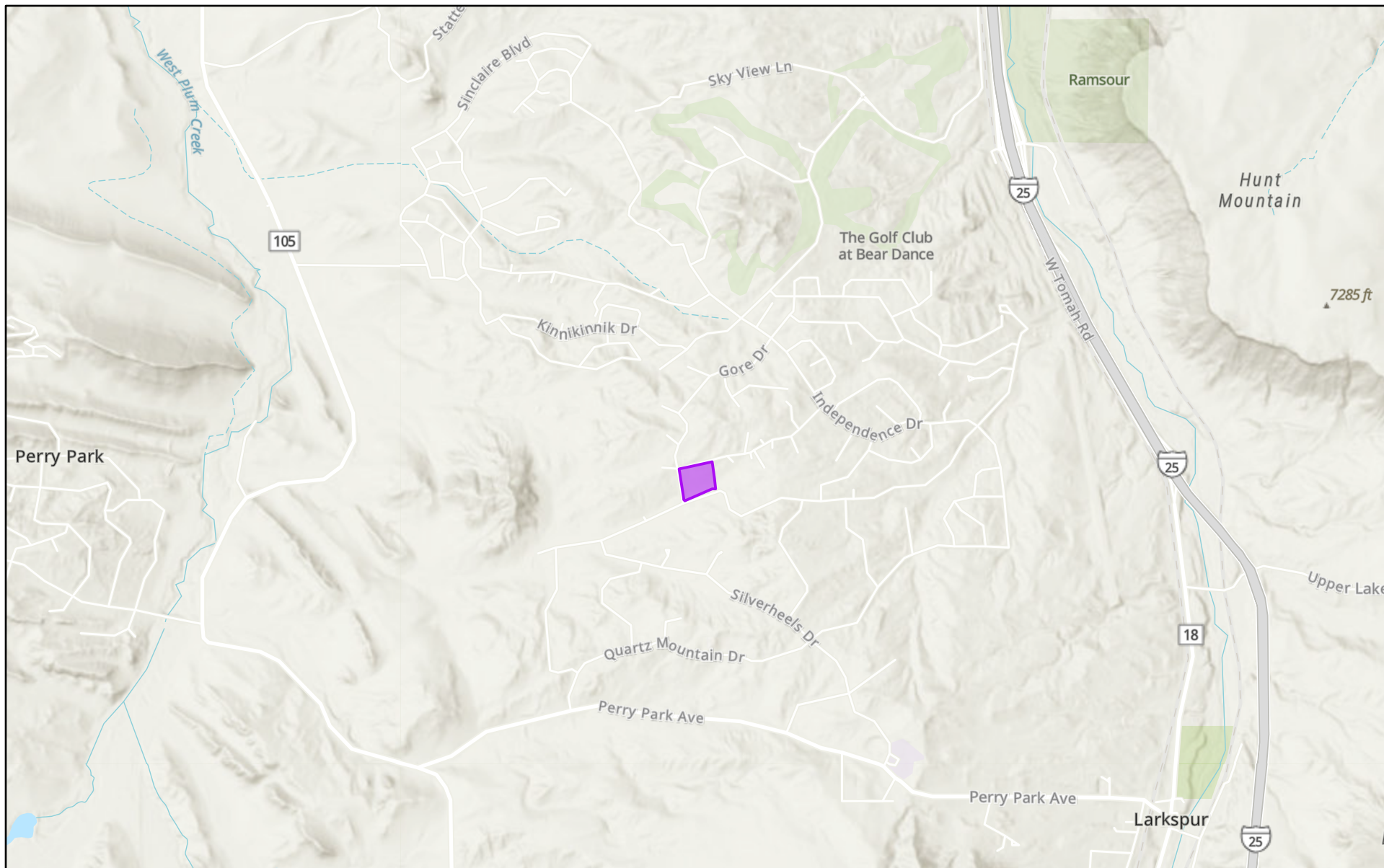
12/18/2024

 DCSD owned sites



Esri, NASA, NGA, USGS, Douglas County, CO, Jefferson County, CO, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA,

Larkspur

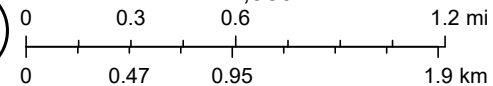


12/10/2024

 DCSD owned sites

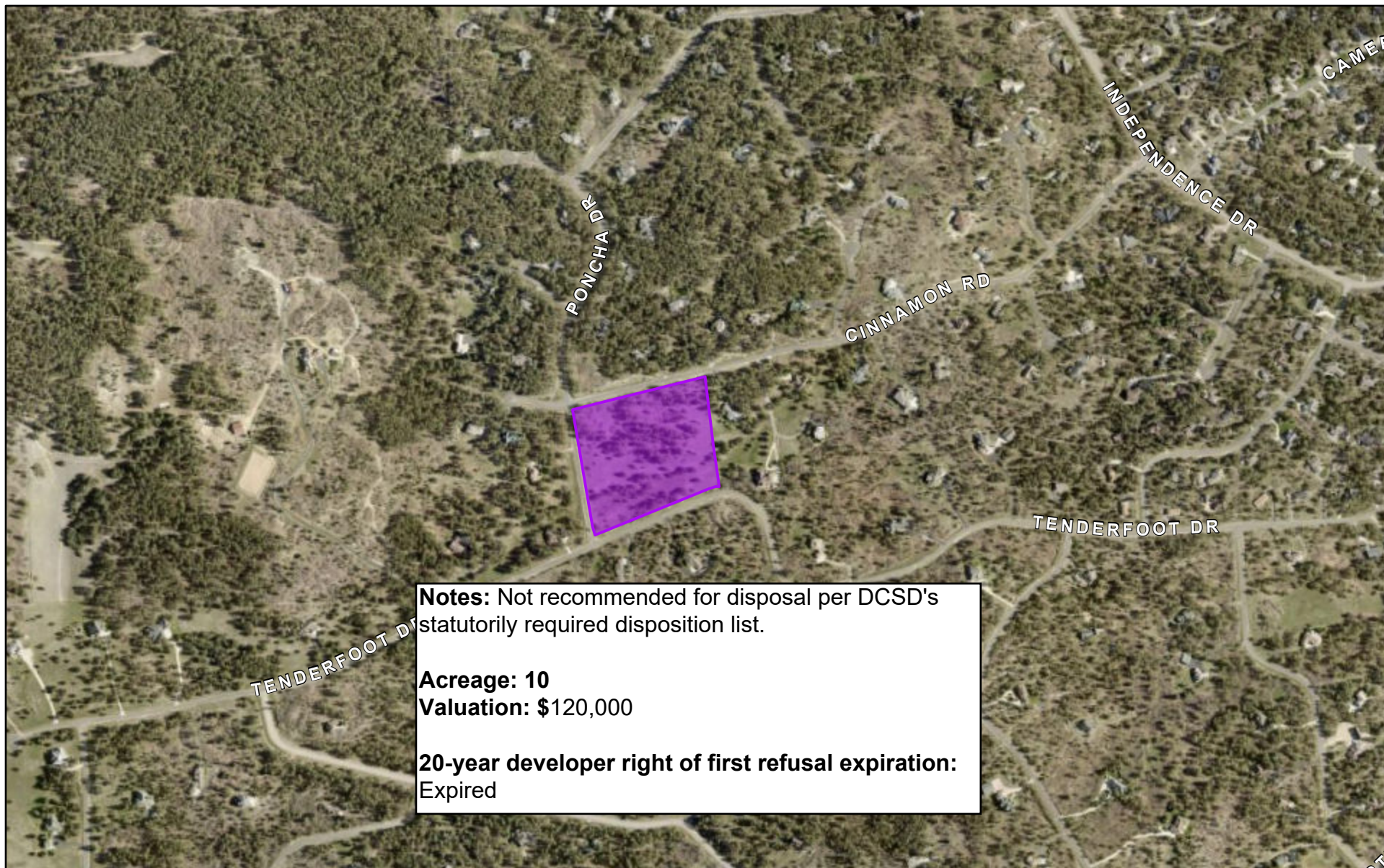


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Larkspur

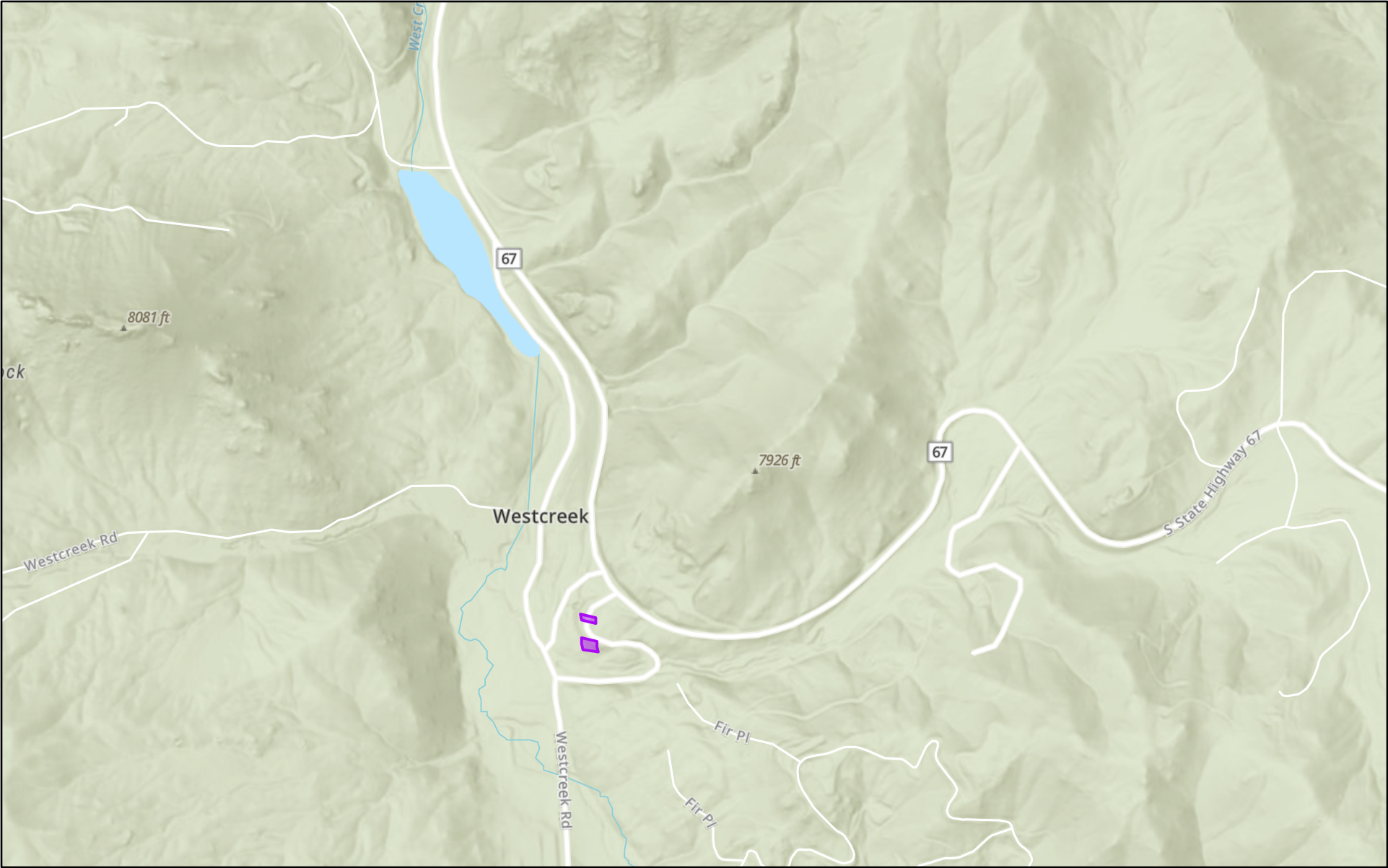


12/12/2024


 DCSD owned sites

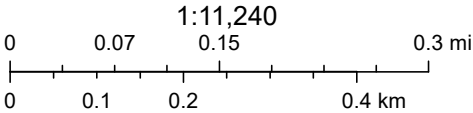


Pemberton



12/10/2024

 DCSD owned sites



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors,
Douglas County, CO, Jefferson County, CO, Esri, TomTom, Garmin,

Pemberton

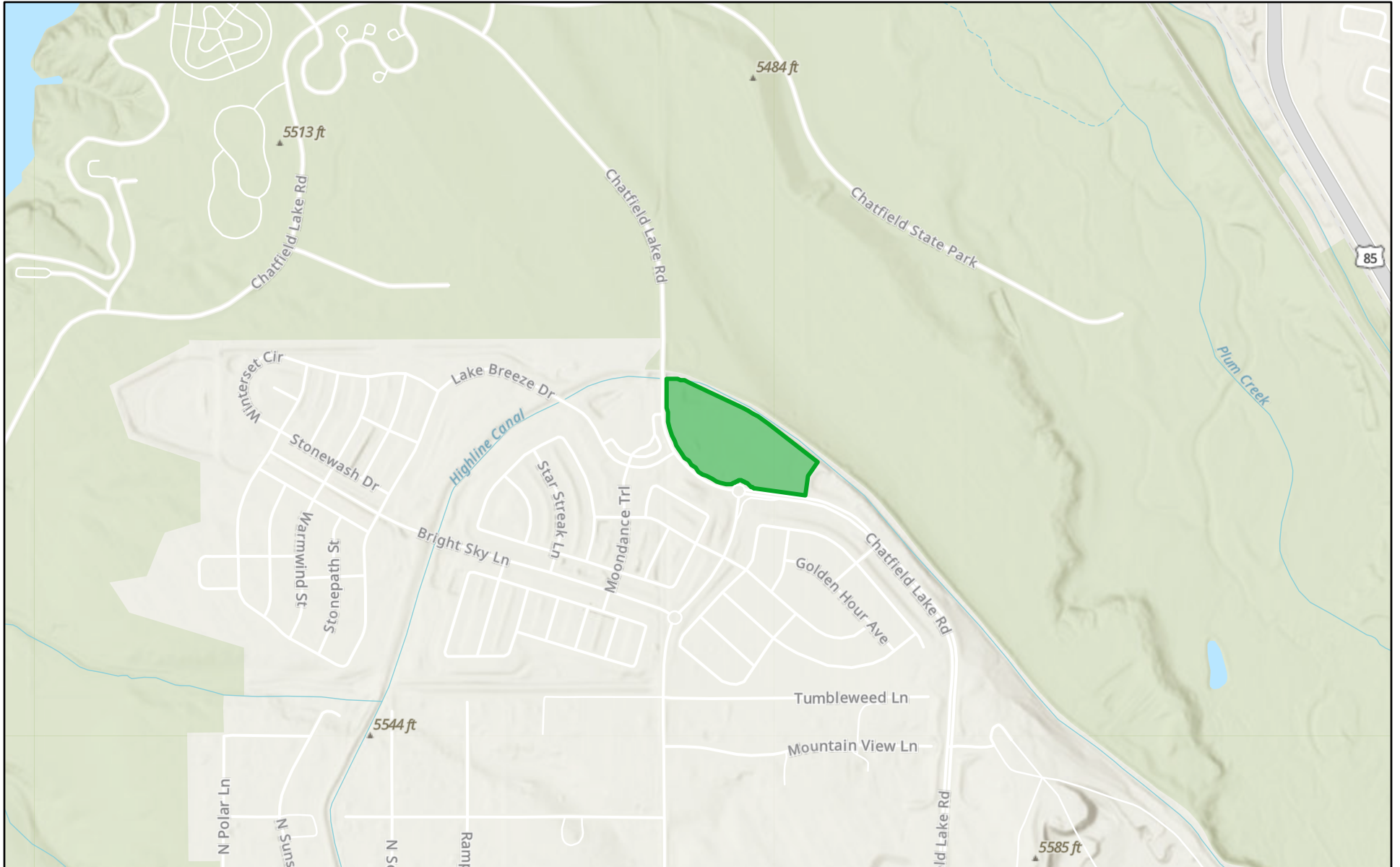


12/12/2024

 DCSD owned sites

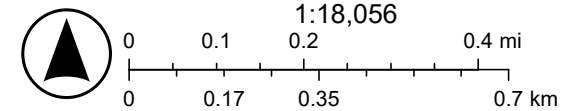


Solstice



12/10/2024

 Developer Held Dedicated School Sites



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Douglas County, CO, Jefferson County, CO, Esri, TomTom, Garmin,

Solstice



12/12/2024

 Developer Held Dedicated School Sites

