

Site Acquisition

The acquisition of school sites is an essential aspect of educational facilities planning. The superintendent shall identify potential school sites or sites for other school facilities consistent with the district's long range plan. The Board shall be advised of these potential sites, but if deemed advisable, such potential sites may be kept confidential.

The superintendent may negotiate for a purchase, purchase option or any similar arrangement of any site which may be necessary for current or future use consistent with the district's long range plan. No acquisition shall be finalized without Board approval.

The Board shall approve school site acquisitions, including those acquired by dedication, only after presented with evidence that the following conditions have been satisfied:

1. The site conforms with district site criteria/standards
2. Statutory requirements and local government regulations have been met
3. If purchased, the property can be acquired at a reasonable price based upon fair market value
4. The property can be conveyed in fee simple
5. The property can be conveyed free of all encumbrances, encroachments and any easements or rights of way except those easements or rights of way that do not adversely affect the full use of the sites for the district's intended purposes

The district shall pursue the location of school sites adjacent to public parks when appropriate and mutually beneficial. Such efforts shall include cooperation with applicable involved governmental units to plan school sites and to fulfill this policy and supporting procedures.

Should a situation arise where inadequate student generation or other factors would result in land dedication of an acreage less than beneficial or desirable for a school site, the district shall pursue cash-in-lieu of land dedication. Should the developer, district and applicable land use control entity agree upon cash-in-lieu of land dedication, the following criteria should be satisfied: Cash-in-lieu of land, as permitted by law, shall be negotiated with the developer with a goal of the amount being equal to the price the district would pay per acre for a fully improved site, as required by district regulation, multiplied by the proportionate land need generated by the proposed development.

Adopted by the superintendent: May 20, 2009
Revised and recoded by the superintendent: July 17, 2019

LEGAL REF.: C.R.S. 22-32-124 (*building codes, zoning, fees, rules*)

CROSS REFS.:

Board policies:

EL-1, Global Executive Restraint

File: F-8 (FEE)

EL-11, School Safety
EL-17, Asset Protection

Administrative policies:

FB, Facilities Planning
FBD, Land Use Impact Statements
FC, School Capacity Standards

Weld County School District Re-3J, Hudson, Colorado

Site Acquisition

(Site Selection and Acquisition Criteria)

The district shall maintain student yield/generation rate information, shall calculate the student yields for elementary, middle school and senior high school levels throughout the district and re-examine these ratios periodically. The district shall also evaluate demographic and development trends to assist with determining the best locations for new schools.

Building capacities and site size criteria

The district shall maintain facility capacity standards for each school type. The following recommended standards apply:

<u>School Type</u>	<u>Student Capacity</u>
Elementary school	525
Middle school	900
Senior high school	1200

The following minimum net usable acreage standards are recommended:

<u>School Type</u>	<u>Minimum Net Usable Acres</u>
Elementary school	10
Middle school	25
Senior high school	55

Site selection criteria

School sites may be acquired through various methods but the following criteria shall be considered when evaluating school sites in the selection process:

- The net developable size of the site to satisfy the applicable school needs
- Appropriate site configuration for school use
- Location with respect to the area to be served
- The suitability of topography for school use
- Appropriate vehicular and pedestrian access for proposed use
- Drainage, flood zones, storm water systems
- Availability and adequacy of utilities, including water, sewer, natural gas, electricity and telephone
- Geologic/soils report, GOP tactical consultant and Colorado Geological Survey
- Compatibility with surrounding land uses
- Impact of the easements and rights of way
- Municipal services such as fire and police protection, recreational programs, etc.
- Natural/environmental factors such as attractiveness of site, orientation, exposure, micro climate, wetlands, air traffic patterns, electromagnetic fields, mine activity, hazardous materials, lakes, streams, irrigation ditches, etc.

- Anticipated relative cost for site development
- Evidence of clear title to the property

Methods of site acquisition

Site acquisition may be accomplished by any of the following methods:

1. **Dedication**

Dedication involves the appropriation of land for school use by a private owner or public entity. The district will identify appropriate school sites and endeavor to obtain dedication of those sites in conjunction with the review of land development and rezoning requests submitted to the district.

2. **Negotiated purchase or lease**

An appraisal by a certified real estate appraiser shall be obtained by the district to establish a basis for determining fair market value in negotiating the maximum purchase price for school sites. Sites may be purchased for an amount up to, but not exceeding, this established value. Sites may be obtained by direct purchase, installment purchase, lease agreement with or without the option to purchase, or similar agreement approved by the Board and in accordance with state law.

3. **Title conveyance**

Acquisition of any property by the district shall be approved by the Board with title conveyed to the district in fee simple and not subject to any conditions, including reversion clauses, that would limit title to the property unless accepted by the Board. In addition, the property must not be subject to any easements or rights of way that adversely affect full utilization of the property.

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