
AURORA PUBLIC SCHOOLS

APS Code: FEE

Adopted November 2007

Reviewed October 2015

Reviewed August 2017

Reviewed May 2021

SITE ACQUISITION

District administration acknowledges that the acquisition of school sites is an essential aspect of educational facility planning. The acquisition of school sites may occur only after presented with evidence of the following:

1. Conformance to district site standards;
2. Statutory requirements and local governmental regulations have been met;
3. The property can be acquired at a reasonable price based on fair market value;
4. The property can be conveyed in fee simple; and
5. The property can be conveyed free of all encumbrances, encroachments and may easements or rights of way except those easements or rights of way that do not adversely affect the full use of the site for the district's intended purposes.

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The selection and acquisition of a school site involves a well-coordinated team effort by knowledgeable, experienced facility planning, demographic planning and real property staff in cooperation with local government officials, the school community and property owners.

Selection Criteria

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

1. net developable size of site as stated below;
2. appropriate site configuration for school use: compact in shape and either rectangle or square;
3. centrally located with respect to area to be served;
4. suitability of topography for school use;
5. appropriate vehicular and pedestrian access for proposed use;
6. drainage and storm water systems;
7. availability and adequacy of utilities such as water, sewer, natural gas, electricity and telephone;
8. geologic/soils report, geotechnical consultant and Colorado Geological Survey;
9. compatibility with surrounding land uses;
10. impact of easements and rights of way;
11. municipal services such as fire and police protection, recreational programs, etc.;
12. natural/environmental factors such as attractiveness of site, orientation, exposure, microclimate, wetlands, air traffic patterns, radon, electromagnetic fields, mine activity, hazardous materials, lakes, streams, irrigation ditches, etc.;
13. anticipated relative cost for site development;
14. evidence of title to the property; and
15. location at the intersection of a collector and local street for elementary school sites, and be located at the intersection of a collector and arterial street or middle and high school sites.

The following deficiencies will disqualify a site for school use in all cases:

1. slopes greater than 10 percent;

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2. location in a 100-year floodplain;
3. location near sources of loud noise;
4. containment of regional storm-water detention facilities, wetlands, archaeological sites, significant stands of trees, or electrical transmission lines;
5. Any other deficiency that the District may determine through its evaluation process.

Site Requirements

The following standards represent the minimum acreage required for a school site:

School Type	Standard Enrollment	Acres per Student	Minimum Site Site in Acres
Elementary	644	0.0175	11.3
K-8: 3 classes per grade	688	0.0200	13.8
K-8: 4 classes per grade	926	0.0200	18.5
Middle	1000	0.0250	25.0
High	1800	0.0322	58.0

Methods of Site Acquisition

The methods of site acquisitions may include the following:

Dedication

The appropriation of land for school use by a private owner or public entity the staff 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.

Negotiated Purchase or Lease

An appraisal by a certified real estate appraiser will be obtained by the District to establish a basis for determining fair market value in negotiating a purchase price for school sites. Sites may be obtained

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by direct purchase, installment purchase, lease agreement with or without the option to purchase, or similar agreement approved by the Board.

Eminent Domain

Eminent Domain is the right of the District to take property for public use upon payment of just compensation. The legal proceeding for this method of acquisition is called a condemnation proceeding. Board approval is required for a condemnation proceeding to be initiated.

Exchange

Exchange is a transaction involving the exchange of ownership of properties between the District and one or more other property owner(s). An appraisal by a certified real estate appraiser will be obtained by the District on the properties to be exchanged to determine fair market value of each property.

Title

An ownership and encumbrance report or title commitment prepared by an abstract or title company will be obtained for any acquired property. Title to the property will be conveyed to the District in fee simple and not subject to any conditions that would limit title to the property without approval by the Board. When possible, conveyance is to be by general warranty deed. The property will not be subject to any easements or rights of way that adversely affect the full utilization of the property.