

SITE SELECTION WORKSHEET

Decisions regarding the selection of a school site shall be based on evaluation tools that quantify the adequacy of a school site. The site selection worksheet is a tool developed by the district to provide transparency in that process. In addition, the district requires land use review from the Colorado geological survey and a phase I environmental site assessment of the property.

The site selection worksheet includes disqualifying features, location in relation to student population (current and future), size of actual usable area of site, site shape, site accessibility and potential traffic flow, environmental factors, utility services, land use and zoning considerations, legal status, costs relative to development of the site, required documentation, and room for additional comments, clarifications, or concerns.

Disqualifying features requiring a special review before proceeding

- Site size less than 90% of the district standard (unless it is an elementary site with an adjacent park)
- High groundwater level that is less than 12 feet below the surface
- Location within a 500-year flood plain
- Location within an airport influence area
- Location on or within 500 feet of a landfill, high power transmission lines, or high pressure gas line
- Location under or within 500 feet of main rail line or area zoned for industrial use
- Site does not meet a federal, state, county, or municipal school code or regulation
- Site is not currently owned by developer or under negotiation for purchase

Site location considerations

- Location central to student populations projected for next 10 years
- Location far enough from adjacent schools to allow for boundary adjustments as needed
- Site alleviated boundary inefficiencies that create split feeder groups
- Site is located adjacent to or across from public open space or park
- Site is adjacent to or near a key community resource (e.g. library)
- Site could be identified as a community or neighborhood focal point
- Site can be easily viewed from adjacent streets and properties to address safety concerns
- Site can be secured (fenced) from adjacent streets and properties

Site size and shape considerations

- Site "net usable area" meets or exceeds established district standards
- Site is slightly larger than the district standards to compensate for wetlands, detention ponds, drainage ways, slopes over 4%; and/or have intrusive easements
- Site is less than district standard and has potential for shared facilities (e.g. parking) with adjacent land
- Site shape is square or a compact rectangle with access frontage on a longest side
- Site shape and slope will not unduly limit the usable area or restrict design flexibility

Accessibility and traffic flow considerations

- One-way bus traffic is possible and nearby intersections, road design, and curb cut locations do not inhibit bus circulation to site
- Separate vehicle entrances for busses, students, teachers, and visitors are possible
- Vehicle entrances/exits would have space to allow for stacking, acceleration, and deceleration
- Pedestrian crossings occur naturally at intersections only

Site allows for multiple (fire, police, and ambulance) emergency access points
Site is adjacent to two separate streets with adequate number of lanes and neither is a major arterial
Site is near pertinent public transit routes
Student walk routes are without hazards (e.g. railroad tracks, ditches, major arterials without signals)

Environmental considerations

Subsurface soils have structural stability for large footprint structures
Site has adequate topsoil to support playgrounds and ball fields
Site does not have wetlands that must be preserved, archeological evidence of interest, or habitats for an endangered species or dangerous wildlife

Utility service, land use, zoning, and legal status considerations

Water, electricity, natural gas, sanitary sewer, and storm sewer located on or near site and off-site work is minimal
Existing utilities have adequate capacity for site use and existing connections are in desirable locations
Site is zoned appropriately, annexed, and will not need to be subdivided or combined with other land
Adjacent land uses are considered desirable
Site is clear of encumbrances and title policy is available

Required documentation available and in support of intended use

Clear title
Drainage report
Soils test report
Legal survey
Topographical data
Utility locations identified

Final approval is determined by the Board of Education.

Adopted May 18, 2011