

# REUSE OF SHERIDAN GREEN ELEMENTARY SCHOOL

**November 20, 2023**

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Development Director**

**John Burke, Economic  
Vibrancy Manager**

**Heather Cronenberg, Real  
Estate and Development  
Administrator**

## Agenda

- **Review of Public Engagement and Feedback**
- **Concept Comparison Chart**
- **Staff Recommendation**



# SITE AND VICINITY MAP





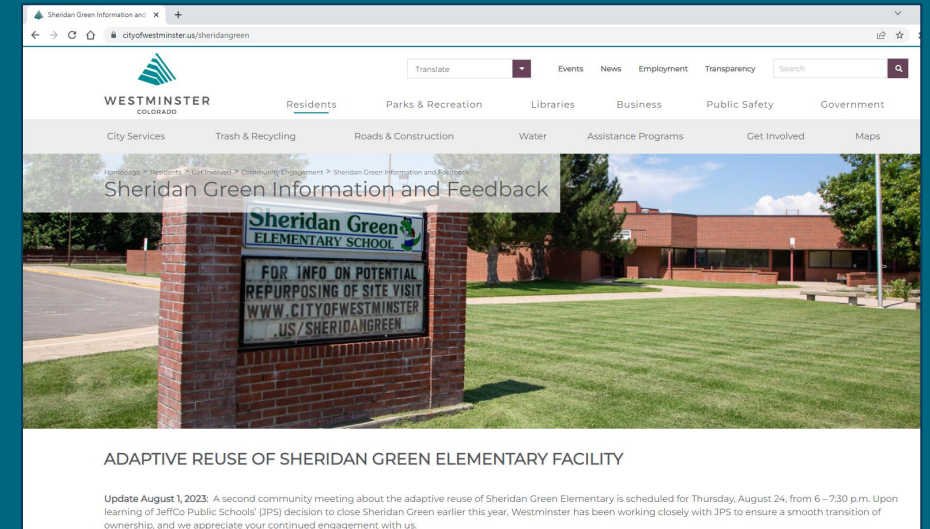
# BUDGET AND BUILDING NEEDS

2023 Budget: \$134,500	2024 Budget: \$170,000
Site Transfer and Due Diligence	General Security
Public Outreach	Minor Building Maintenance and Repair
Monthly Utilities/Fire Alarm/Phone Lines	Monthly Utilities/Fire Alarm/Phone Lines
Grounds Maintenance	Grounds Maintenance

Major Building Repair Needs: \$5 - \$7 million
Regardless of use: roof, HVAC, electrical
Change of use from school will require building code updates:
Fire Suppression System
ADA

# PUBLIC ENGAGEMENT

- Ice Cream Social at Sheridan Green held June 7, 2023
  - Approximately 180 people attended
  - Solicited input on use
  - Collected memories and historic artifacts
  - Collected feedback from sticky notes and collages
- Second Public Meeting held August 24, 2023
  - Approximately 215 people attended
  - Presented four use concepts
  - Received questions from attendees
  - Received comments via exit survey
- Third Public Meeting held October 10, 2023
  - Presented four revised use concepts
  - Received questions from attendees
  - Received comments via exit survey
- Sheridan Green Landing Page on City Website
  - Residents submitted feedback online



# POTENTIAL USE MATRIX

- Notice of Interest posted through September 1, 2023
  - City's Website
  - *Westminster Window*
  - *Denver Post*
- Three public use concepts developed based on feedback
- Additional concept received from RMPC prior to the August 24, 2023, public meeting
- Two more concepts received after the August 24, 2023, public meeting and shared at the October 10, 2023, public meeting
  - Revolution ABA Learning Center – unknown if lease or sale; potentially permanent service provider to special needs children
  - Bal Swan Children's Center – temporary 12 to 24 month lease starting 2025

## Factors to Consider

Neighborhood Desires and Compatibility

Positive Impact on Community

Fiscal Impact/Financial Stewards

Risk

Timing

Ability to Perform

## CONCEPT COMPARISON CHART BASED ON FEEDBACK RECEIVED DURING AND AFTER THE 10-10-2023 PUBLIC MEETING

	Concept	Est. Traffic Impacts: Average Daily Trips*	Est. City Capital Costs	Est. City Operating Costs	Community Feedback			
					Support	Neutral	Opposed	No Response
1	City Community Center (potential service duplication with City Park Rec. Center)	Library: 2,721 Recreation Center: 1,064	\$5 million to \$7 million for system upgrades and repairs plus \$10-15M for renovations	\$1 to \$2.5 million annually for operating, staffing and maintenance	74%	12%	12%	2%
2	Rocky Mountain Presbyterian Church	Church/ Preschool: 2,532	\$0 but may be reflected in sales price	\$0	13%	12%	72%	3%
3	Park Expansion	Park: 152	\$1.7 million for demolition and \$2 million for park design, community engagement, and either construction or site stabilization/basic revitalization	\$65,000-\$75,000 annually for maintenance	60%	17%	21%	2%
4	Revolution ABA Learning Centers (lease)	School: 2,937	TBD - potential for \$3-4 million for system upgrades and repairs	TBD - \$200,000 to \$500,000 in annual maintenance	31%	25%	40%	4%

\*Average daily trips estimate based on midpoint of range for each use from the Institute of Transportation Engineers Trip Generation Manual

# STAFF RECOMMENDATION

- Expansion of Stratford Park
  - 60% of attendees in support; 17% neutral; 21% opposed
  - Retains City ownership and future public use options
  - Lowest traffic impacts
  - Retains neighborhood playground and gathering space
  - Fiscal stewardship – lowest upfront capital and ongoing operations costs to the City
  - Estimated cost: \$1.7 million for demolition; \$2 million for park design, community engagement, and either construction *or* site stabilization/basic revitalization – dependent on timelines of demolition and park planning
- Replace swing sets removed due to safety concerns and make repairs to the existing tennis courts as soon as possible - \$72,000