

Letter of Intent

CU South

10035 South Peoria Street, Lone Tree, Colorado

Explore Opportunity

- Douglas County School District (DCSD) was recently made aware that the University of Colorado (CU) plans to vacate and sell their south campus facility located at 10035 South Peoria Street on Lincoln Avenue in Lone Tree.
- The property consists of a 151,000 square feet facility on 14.1 acres and has parking. The site is located in the northern portion of Douglas County with traffic access to major roadways. The facility has unique amenities which could be used to provide educational programming, support offices, and partnerships with other public entities.
- Innovation Center: Opportunity to explore programming and compare sites for future learning opportunities and partnerships with the community.

Explore Potential Uses

- Career and Technical Education and Concurrent Enrollment Opportunities
 - Potential Pathways at Innovation Center
 - Advanced manufacturing; construction/trades, catering, entrepreneurship, architecture, nursing, allied health, physical therapy, renewable energy, EMS/EMT, etc.
- Central Location: access to all schools
- Partnerships with Industry and local agencies
 - Work based learning
 - Industry certifications
 - Partnerships for industry training
- Large Meetings or Gatherings
 - Professional Learning
 - Leadership Meetings
 - Community Meetings
 - Apple Awards
 - Proms
 - Etc...

Letter of Intent Details

- The Letter of Intent is non-binding. It provides staff the opportunity to engage with CU to explore the sale of the campus and review the scale of programming that could be provided and at what terms. (Step 1)
- If the Letter of Intent is approved by the Board of Education, and if the terms in the Letter of Intent are approved by the University of Colorado, staff could submit a Purchase and Sale contract to the Board of Education for approval. (Step 2A)
- The contract would include the terms of the Letter of Intent and a Due Diligence period which would allow staff and DCSD consultants to perform a detailed feasibility analysis and determine a probable cost estimate for tenant finish. If Due Diligence findings and tenant finish cost estimates are acceptable to DCSD, staff would submit closing documents to the Board of Education for approval. (Step 2B)



Funding for CU South

Funding for the purchase and tenant finish of the facility would be funded by bond interest and premium, and cash-in-lieu funds.

