

August 3, 2026

Steve Koster, Deputy Director of Community Development
Douglas County Department of Community Development
Planning Services Division
100 Third Street
Castle Rock, CO 80104

Re: Request for County Land Disposal - Narrative and Formal Request; Meridian Village
Affordable Housing for Public School Employees ("**Request**")

Dear Mr. Koster:

As you may be aware, Shea Properties has spent the last six months conceptualizing an affordable housing project on land known as Parcel # 223319123002, Parcel # 223319122003, and Parcel # 223319122004 (collectively, the "**Property**"),¹ generally located in the northeast quadrant of the intersection of East Main Street and Meridian Village Parkway. The Property was deeded to Douglas County (the "**County**") in November 2006 by MB Land LLC in connection with the Meridian Village (Planning Area C of the Meridian International Business Center Planned Development) development process, whereby the Property was originally intended to be used for an elementary school. Since then, the Property has remained vacant and recently the County School District RE-1 (the "**School District**") issued a Resolution on April 7, 2026 declaring the Property as surplus due to the Property not being "needed by the School District within the foreseeable future for any purpose authorized by law" and declaring the Property "is no longer needed for public school purposes."² Further, the Resolution acknowledges the School District's support of the affordable housing project, which is intended to offer housing preference for public school employees (the "**Project**").

1. Request and Criteria:

Shea Properties is submitting this formal request, as advised by County staff, to initiate the County's Procedure for Disposal of County-Owned Land ("**Land Disposal Policy**") transfer of the Property from the County to Shea Colorado, LLC or an affiliate thereof that is an appropriate entity for development of affordable housing. Pursuant to the Land Disposal Policy, County land shall be considered for "disposal" provided the land:

¹ Parcel # 223319123002 is legally described as TRACT L1-B MERIDIAN INTERNATIONAL BUSINESS CENTER 7 6TH AMD 9.326 AM/L, and Parcels # 223319122003 and # 223319122004 are legally described as TRACT L1-A MERIDIAN INTERNATIONAL BUSINESS CENTER 7 6TH AMD 0.49 AM/L MTD R0617509.

² DOUGLAS COUNTY SCHOOL DISTRICT RE 1; Resolution Declaring Surplus Property and Authorizing Letter of Support for Affordable Housing Project



- i. is not being used by the County;
- ii. is not suitable for the purpose for which acquired, or the acquiring entity is better suited to put the land to such intended purpose;
- iii. is held by the county in fee title free of liens or encumbrances;
- iv. is not deed restricted thereby precluding disposal;
- v. disposal is consistent with statutory requirements;
- vi. disposal will serve an important public objective; and
- vii. disposal would not adversely affect public safety.

As noted above, criteria (i) and (ii) are met, as confirmed by the School District's letter. With respect to criteria (iii) and (iv), the Douglas County Board of County Commissioners currently holds fee simple title to the Property, which is free and clear of any liens or encumbrances, including any deed restrictions.

Criteria (v) contemplates statutory requirements, including C.R.S. § 30-28-133(4)(a) *et seq.*, which regulates the sale of land previously dedicated to a county. C.R.S. § 30-28-133(4)(a)(II) requires any such land, prior to disposal by a county, be first offered for sale to the original subdividing entity that dedicated the land under a right of first refusal, which lasts for 20 years from the date the land was dedicated. In this case, the original subdividing entity is MB Land LLC. In satisfaction of this statutory requirement, representatives of MB Land LLC provided a waiver letter, attached hereto as Attachment A, confirming MB Land LLC "does not wish to purchase or acquire the [Property]" and waiving the right of first refusal.

Criteria (vi) has been contemplated by the School District, as evidenced by the Resolution. At the School Board's January 27, 2026 meeting, Shea Properties gave a presentation on the proposed Project and the School Board acknowledged Shea Properties as the prospective development partner for the proposed Project. The proposed Project will advance an important public objective by expanding access to affordable housing for public school district employees and other members of the local workforce, enabling residents to live closer to the schools, businesses, and communities they serve, supporting workforce retention, reducing commuting burdens, and promoting long-term community stability. Included with this Request are the Resolution and attached letter of support, adopted by the Douglas County School District on April 7, 2026. We understand County staff will further analyze the public objectives provided by the proposed Project and land disposal prerequisite, for the Property, further detailed below.

Lastly, Shea Properties sees no opportunity in which the land disposal would negatively impact public safety, as required by criteria (vii).



2. Project Concept and Process:

Following the County's land disposal process, Shea Properties, as the master developer of Meridian Village, would request to rezone the Property via an amendment to the Meridian Planned Development (PD) to allow for residential use on this Property. Under the current zoning, permitted uses are limited to an elementary school, fire station, and park. Through this rezoning effort, Shea Properties hopes to support local affordable housing needs while advancing the long-term vision and vitality of the Meridian Village community.

Additionally, Shea Properties will collaborate with the Meridian Village Metropolitan District to facilitate the development of a neighborhood park on the adjacent property. Together, the apartment community and park will transform the site into a community asset, providing housing opportunities for local workers while creating a public amenity that will serve current and future residents in the broader Meridian Village community.

The proposed Project is envisioned as affordable multi-family housing with supportive infrastructure, like ample parking spaces to serve residents and visitors. The multi-family housing community will be thoughtfully designed with high-quality landscaping and compatible buildings to complement the surrounding neighborhood. Shea Properties recognizes the importance of ensuring that new development is cohesive with and respectful of the existing character of Meridian Village and the particular Property location within the community.

This future development of the Property will serve as the catalyst for the construction of a new neighborhood park in partnership with the Meridian Village Metropolitan District. Upon completion, the park will be a public amenity that benefits all Meridian Village residents and enhances the recreational opportunities within the community. The newly constructed trail connections will integrate with Meridian Village's existing pedestrian network, improving connectivity throughout the area and providing convenient access to both the park and surrounding neighborhood.

As the Project proceeds, Shea Properties will continue its commitment to community outreach and collaboration to help inform the design of both the affordable multi-family community and the public park. Through ongoing engagement with Douglas County, residents, homeowners, and other stakeholders, Shea Properties seeks to create a development that reflects local priorities for affordable housing and contributes to the long-term success and vitality of Meridian Village.

Sincerely,



Eric Hecox, Senior Vice President
Shea Properties



ATTACHMENT A

July 24th, 2026

Steve Koster, Assistant Director of Planning Services
Douglas County Department of Community Development
Planning Services Division
100 Third St.
Castle Rock, CO 80104

Re: School Site Land (Meridian Village)

Dear Steve:

As part of the development process for Meridian Village (Planning Area C in the Meridian International Business Center Planned Development), land was reserved for an elementary school and conveyed by MB Land LLC: Tract L-1-B Meridian International Business Center Filing No. 7, 6th Amendment 9.326 AM/L, Parcel # 2233-191-23-002 (the "Parcel").

We understand that the Douglas County School District has deemed the Parcel surplus and has provided the County with a letter supporting the development of affordable housing with a preference for public school district employees. The County has been approached with a proposal to develop the land into affordable housing and a public park in conjunction with Meridian Village Metro District No.1's adjacent land. The proposed development will allow the land to serve important public objectives.

This letter is to inform you that based on the understanding that the land will be used to support a public park and affordable housing with a preference for public school district employees, MB Land LLC does not wish to purchase or otherwise acquire the Parcel from the County and waives the 60-day Right of First Refusal to acquire the Parcel pursuant to C.R.S 30-28-133 assuming the County contributes the Parcel to an appropriate entity for development of affordable housing and that this project proceeds as described above. Further, MB Land LLC understands and agrees that it is not entitled to, and hereby waives, any additional notice to which it is entitled with respect to the foregoing conveyance. Nothing herein is intended to waive any remaining rights of MB Land under C.R.S. 30-28-133 in the event that the transfer described above does not proceed.

Sincerely,



ATTACHMENT A

MB LAND LLC, a Delaware limited liability company

By: TCD Bradbury LLC, a Colorado limited liability company, its Manager

By: Shea Colorado, LLC, a Colorado limited liability company, its Manager

By: Shea Properties Management Company, Inc.,
a Delaware corporation, its Manager

By: 
Assistant Secretary

By: 
Assistant Secretary

By: BP 1819, LLC, a Colorado limited liability company,
its Manager

By: Bradbury Management Corp, a Colorado corporation,
its Manager

By: 
Stephanie M. Stewart, Vice President

School Site Land (Meridian Village)



ATTACHMENT B

DOUGLAS COUNTY SCHOOL DISTRICT RE-1

Resolution Declaring Surplus Property and
Authorizing Letter of Support for Affordable Housing Project

WHEREAS, Douglas County owns certain real property located within the Meridian Village subdivision, more particularly described as Meridian International Building Center Filing 7, Amendment 6, Tracts L1-A and L1-B L ("Meridian Site"), which was conveyed to the County by Shea Properties to be held for the benefit of the Douglas County School District ("District") for use as a future elementary school site; and

WHEREAS, at its meeting on March 4th, 2026, the District's Long Range Planning Committee ("LRPC") recommended that the Meridian Site be declared as surplus because the property will not be needed within the foreseeable future for any purpose authorized by law and is no longer needed for public school purposes; and

WHEREAS, based on the recommendation of the LRPC and District staff, the Board of Education ("Board") desires to declare the Meridian Site surplus in accordance with District Policy DN; and

WHEREAS, Shea Properties is seeking support from the Board for its proposal to re-zone the Meridian Site and construct an affordable housing rental community that prioritizes applications from public school employees ("Affordable Housing Project"); and

WHEREAS, the Board heard a presentation from Shea Properties requesting support from the Board for its proposed use of the Meridian Site for the Affordable Housing Project and public comment on that proposed use at its meeting on April 7, 2026.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. Declaration of Surplus. That the Board hereby determines that the Meridian Site will not be needed by the School District within the foreseeable future for any purpose authorized by law and declares that the property is no longer needed for public school purposes.

Section 2. Authorization of Letter of Support for Affordable Housing Project. That the Board hereby determines that it is in the best interests of the District to support the Affordable Housing Project and therefore authorizes and approves the transmittal of a Board President signed letter supporting the Affordable Housing Project to the County Commissioners, substantially consistent with the form attached hereto as Attachment A.

Section 3. Execution of Documents; Authorized Officers. The Superintendent of Schools, or designee, is further authorized to execute and deliver, for and on behalf of the Board, any and all additional certificates, documents and other papers, and to perform all other acts consistent with this Resolution.

Section 4. Severability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.



ATTACHMENT B

Section 5. Repealer of Measures. All acts, orders, resolutions or parts thereof, in conflict with this Resolution or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, or part thereof heretofore repealed.

Section 6. Effectiveness. This Resolution shall take effect immediately upon its passage.

APPROVED AND ADOPTED this 7 day of April, 2026 by a vote of 6-0.

AYES: Callahan, Denzler, Geiger, Meek, Parker, Ryan
NAYS: None



DOUGLAS COUNTY SCHOOL DISTRICT
RE-1

By: Susan Meek
Susan Meek, President
Board of Education

ATTEST:

By: Kyrzia Parker
Kyrzia Parker, Secretary
Board of Education

ATTACHMENT B

ATTACHMENT A



April 7, 2026

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, CO 80104

RE: Rezoning of Meridian International Building Center Filing 7, Amendment 6, Tracts L1-A and L1-B L ("Median Site")

Dear Commissioners,

The Meridian Site was conveyed to the County in 2020 to hold for the School District to use for an elementary school site. At a special meeting held on April 7, 2026, the School Board voted to declare the Meridian Site as surplus. A copy of the Board's Resolution is attached.

At our January 27, 2026 Board meeting, we received a presentation about the possible uses for the Meridian Site from Shea Properties. It included a proposal to repurpose the site into an affordable housing rental community offering a preference for public school employees ("Affordable Housing Project").

The recruitment and retention of high-quality educators and staff is a state-wide challenge, which is exacerbated by the high cost of living in Douglas County. Using the Meridian Site to expand affordable housing options for public school employees supports our workforce and addresses a critical community need.

As the Commissioners consider alternative uses for the Meridian Site, we urge you to prioritize Shea Properties' Affordable Housing Project proposal.

Thank you for your thoughtful consideration and ongoing partnership.

Sincerely,

A handwritten signature in blue ink that reads 'Susan Meek'.

Susan Meek
President

