

**BOARD OF COUNTY COMMISSIONERS BRIEFING PAPER**

**Topic: School District Property Disposition**

**Presented by: Kate Newman, Deputy County Manager**

**Date: 1/27/2026**

For Information

For Discussion/Board Direction

Consent to  
Place on Business/  
Hearing Agenda

**Issue:** Update on the status of the Municipal Interest Process for 3 elementary school sites in unincorporated Jefferson County.

**Background:** Last year, the Jefferson County School District notified the County that they will dispose of Colorow Elementary School, Peiffer Elementary School, and Bergen Meadows Elementary School. The school district implemented a Municipal Interest Process which allows the county to purchase property before it is marketed to others. The county began evaluating each school site in Spring 2025.

**Discussion:**

Colorow Elementary School is located at 6317 S. Estes Street in south Jefferson County. The school district has identified a party that is interested in leasing the site for educational purposes. Leasing the property for several years would allow county staff additional time to continue its evaluation of the property for future uses such as housing, recreation, and open space. The school district has requested a letter allowing it to lease the property while we continue our evaluation.

Peiffer Elementary School is located at 4997 S. Miller Way in south Jefferson County. Parks and Open Space is collaborating with Foothills Parks and Recreation District to determine the feasibility of purchasing the site and expanding the district's services.

Bergen Meadows Elementary School is located at 1928 S. Hiwan Drive in Evergreen. The Evergreen Legacy Foundation, Foothills Housing Authority, and Evergreen Parks and Recreation District have developed a plan for senior housing and recreation uses on this site. The school district has

requested an outline of the agreement between the county and the above mentioned groups and a community outreach plan. The county is working with Foothills Housing Authority and Evergreen Parks and Recreation on an agreement for terms and partnership details. Staff will also begin documenting the community outreach that has already occurred and an outreach plan for the district.

**Fiscal Impact:**  yes  no

**Budget & Strategy Review:** No fiscal impact at this time, Brett Deady, 1/20/26

**County Attorney Review:** Approved, Carey Markel, 1/16/26

**Facilities Review:** No Fiscal Impact, Mark Danner 1/16/26

**BIT Review:** No Fiscal Impact, Andy Corbett, 1/20/26

**Fleet Review:** No Fiscal Impact, Janice Mayer, 1/16/26

**County Human Resources Review (new FTE or Total Rewards Request):** None

**Recommendations:** Direct staff's recommendation to allow for the lease of Colorow Elementary School, collaboration with Foothills Park and Recreation District on Peiffer Elementary School, and development of an agreement and outreach plan for Bergen Elementary School.

**Originator:** Kate Newman Deputy County Manager

**Contacts for Additional Information:**

Hillary Merritt Shared Services Division Director

Kat Douglas Housing, Economic & Employment Services Director