



October 29, 2021

Julia Duncan
 Town of Parker
 Community Development Department
 Town Hall
 20120 East Mainstreet
 Parker, CO 80138

RE: Compark Village South Filing No. 1, 2nd Amendment SP21-118

Dear Mrs. Duncan;

We are in receipt of your request for comments on the above referenced applications. Thank you for the opportunity to comment on the applications. On behalf of Douglas County School District (DCSD), we have the following comments regarding these applications that we would like to resolve prior to approval.

The applicant, Century at Compark Village, is proposing a site plan to construct 300 multifamily units on 17.54-acres at a density of 17.10 dwelling units per acre. The property is located on the south side of the future Belford Avenue west of Chambers Road. The land dedication requirement is 1.098-acres as calculated below.

CASH-IN-LIEU CALCULATION					
STUDENT GENERATION					
PROJECT NAME:	Compark Village South Filing 1, 2nd Amendment, MF				
DU/ 300	ACRES		DENSITY		
	17.54		17.10		
			Generation	Number	
<u>STUDENT GENERATION RATES</u>	<u>No. of DU's</u>		<u>Rate</u>	<u>of Students</u>	
ELEMENTARY	300	X	0.07	21	
MIDDLE SCHOOL	300	X	0.03	9	
HIGH SCHOOL	300	X	0.05	15	
			TOTAL	45	
				Required	
			School	Land	
	Number		Acreage	Dedication	
<u>SCHOOL LAND DEDICATION</u>	<u>of Students</u>		<u>Per Student</u>	<u>Acreage</u>	
ELEMENTARY	21	X	0.018	0.378	
MIDDLE SCHOOL	9	X	0.030	0.270	
HIGH SCHOOL	15	X	0.030	0.450	
			TOTAL	1.098	

The Compark Village South PD Annexation Agreement includes the following agreements:

“School Mitigation Plan. The Property Owner desires and has agreed to contribute to the Douglas County School District No. RE-1 (the “School District”) a “School Mitigation Fee” as described as follows: (1) the sum of Eight Hundred Fifty Dollars (\$850.00) for each residential unit constructed on the Property within PA-17 and PA-18; and (2) the sum of Eight Hundred Fifty Dollars (\$850.00) for each residential unit constructed at a density less than 11.0 units per acre on the Property within PA-16 or the sum of Five Hundred Dollars (\$500.00) for each residential unit constructed at a density greater than 11.0 units per acre for each residential unit constructed on the Property within PA-16. The School Mitigation Fee shall be paid by the Property Owner to the School District for all lots in each final plat, concurrently with the recording of each final plat for the Property, or concurrently with approval of any site plan for permitted residential units located within PA-16, PA-17 and PA-18.

The Property Owner desires and has agreed to contribute cash-in-lieu of land dedication based on the District’s current student generation rates and land area analysis for 5.63 Acres. The Property Owner desires and has agreed to contribute a cash-in-lieu fee based on the agreed upon land value of Eighty Thousand Dollars (\$80,000.00) per acre with an escalation of five percent (5%) per year as a fee in lieu for the school sites (the “In-Lieu Fee”) commencing on the date of this Agreement, which fees are for the benefit of the School District and its students. The In-Lieu Fee shall be paid by the Property Owner to the School District for all lots in each final plat, concurrently with the recording of each final plat for the Property, or concurrently with approval of any site plan for permitted residential units located within the mixed use planning area described in the Development Plan.”

With this in mind, the **School Mitigation Fee** to be collected totals **\$150,000** (300 dwelling units x \$500 per dwelling = \$150,000).

The **Cash-in-lieu Fee** to be collected totals **\$126324** calculated as follows;

- \$80,000 per acre plus \$36,000 fee escalation equals \$116,000 per acre. (9 years x 5% = 45%, 45% of \$80,000 equals \$36,000, add \$36,000 to \$80,000 equals \$116,000per acre)
- \$116.000 x 1.089-acres equals a total fee of \$126,324.

Assuming the applicant agrees to pay these fees, DCSD has no object to approval of this application.

Sincerely,

SCO Consulting, LLC



Steve Ormiston
Consultant to DCSD