



October 25, 2016

Patrick Mulready
Senior Planner
Town of Parker
Community Development Department
Town Hall
20120 East Mainstreet
Parker, CO 80138

RE: Compark Village South Filing No. 2 Final Plat SUB16-034

Dear Mr. Mulready;

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 applications propose 72 duplex units at a density of 12.69 units per acre and generating an estimated 24 students and a requirement of an estimated 0.58- acres of school land dedication. The application also proposes 21 single family detached residential dwelling lots at a density of 5.26 du's/acre which would generate an estimated 16 students and a requirement of an estimated 0.38-acres of school land dedication.

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.”

Therefore, per the annexation agreement, the school mitigation fee for the 21 single-family residential lots at a density below 11.0 du’s per acre would be \$850 per lot or \$17,850 and for the 72 duplex lots at a density over 11.0 du’s per acre would be \$500 per lot or \$36,000 for a total school mitigation fee of \$53,850.

In addition, the application generates a demand for .38-acres of land dedication for the single-family residential lots, which per the annexation agreement is to be paid on a basis of \$80,000 per acre or a total of \$30,400 and a demand for 0.58-acres of land dedication or \$46,400 for a grand total of \$76,800.

These fees are to be paid by the property owner to the DCSD 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.

We would like to have these agreements as conditions of approval for the application to move forward. Once we receive that confirmation, DCSD fully supports this application for approval. Thank you for your support of our mutual constituents!

Sincerely,

SCO Consulting, LLC



Steve Ormiston
Consultant to DCSD