



November 18, 2017

Stacey Nerger
Town of Parker
Community Development Department
Town Hall
20120 East Mainstreet
Parker, CO 80138

RE: Trails at Crowfoot Mixed Use Preliminary Plan, Project No. SUB17-057

Dear Ms. Nerger;

On behalf of Douglas County School District (DCSD), we have a couple comments regarding this application that we would like to resolve prior to approval.

The applicant is proposing to amend the Trails at Crowfoot Preliminary Plan to re-plat Tracts C, G and D. The sites consist of 27.6 acres and will be divided into lots for 136 residential units in 68 duplex buildings. The sites are located at the northeast, northwest and southwest corners of the future Bayou Gulch Road and N. Pinery Parkway.

The proposed 136 residential lots on 27.6-acres are anticipated to generate a total of 50 students including 26 elementary students, 8 middle school students and 16 high school students. These students will generate a total school land dedication requirement of 1.189 – acres, of which 0.468-acres is attributed to the elementary school requirement.

The Hess PD 1st Amendment and Anthology North PD together result in the total school land requirements for four 12-acre elementary school sites and one 75-acre joint middle/high school site, of which DCSD requested two 12-acre elementary school sites to be located in the Hess PD. However, the approved annexation agreement includes two 10-acre elementary school sites. This preliminary plan includes one of the two elementary school sites.

This Preliminary Plan does not include a school site. The Trails at Crowfoot Preliminary Plan includes Tract XX that totals 10.753-acres. It is our understanding that the approved annexation agreement for this property includes two 10-acre school sites.

The Anthology PD plan includes one 75-acre middle school/high school campus. This campus is intended to meet the needs of this preliminary plan and other future development in the area. In

addition, an 18-acre school site within the Arlington PD is being utilized by the Stone Canyon PD, Pinery West, and Arlington PD to meet the collective school site land dedication requirement. A total of 1.48-acres of land associated with that site is available for use by Hess PD.

With a commitment to dedicate 10.753-acres for elementary school land, and DCSD's request for two 12-acre elementary school sites totaling 24-acres to be located in the Hess PD, DCSD requests cash-in-lieu for the additional 4- acres requested beyond the 20-acres to be provided.

Pursuant to Section 13.07.140 (d), (6), (c) of the Parker Development Code, "a cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting and construction of public improvements. The applicant shall submit a proposal for the cash-in-lieu-fee and supply the information necessary for the Town Council to evaluate the adequacy of the proposal. This information shall include at least one (1) appraisal of the property by a qualified appraiser." DCSD would like a complimentary copy of the appraisal prepared. We would ask that the fee be paid at the time of final plat.

Further, DCSD requests that the applicant prepare a phase 1 environmental audit and a geo-tech report for the school site and provide copies to DCSD.

Additionally, with Hess PD 1st Amendment, DCSD asked for a voluntary mid-range contribution of \$1952 per residential unit towards the Capital Mitigation component. The Town of Parker determined that the annexation agreement could not add new exactions. New schools will be needed to serve this area.

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

Sincerely,

SCO Consulting, LLC



Steve Ormiston
Consultant to DCSD