



October 6, 2020

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

**RE: Parker and Pine Filing No. 1 2<sup>nd</sup> Amendment Re-plat SUB20-025 and Site Improvement Plan SP20-084**

Dear Ms. Nerger,

Thank you for the opportunity to respond to the above referenced applications.

On behalf of Douglas County School District (DCSD), DCSD has a couple comments regarding these applications. The applicant, Kimley Horn, is proposing to re-plat Parker and Pine Filing No. 1 and is seeking approval of a Site Plan for 170 multi-family residences.

According to Section 4(i) of the Subdivision Agreement for Parker and Pine Minor Development Filing 1, the Developer desires and has agreed to contribute to Douglas County School District No. RE-1 (the "School District"), a school land dedication or cash-in-lieu (the "In-Lieu Fee") and capital mitigation (the "School Mitigation Fee"), prior to the Town's approval of any re-plat of any portion of Tract A on the Property (the "Re-plat"). The amount of the In-Lieu Fee and the School Mitigation Fee will be determined by the Developer and School District prior to the Town's approval of the Re-plat. The In-Lieu Fee shall be paid by the Developer in one (1) installment to the School District, concurrently with the recording of the Re-plat. The School Mitigation Fee for all residential units contained within an apartment building shall be paid by the Developer to the School District prior to the issuance of the first certificate of occupancy, temporary or otherwise, for a residential building on Tract A.

DCSD has calculated the amount of school site land requirement for students generated by the proposal. A total of 12 elementary school students, 5 middle school students, and 9 high school students are expected from this development requiring a total land dedication requirement of 0.622 acres. The school land dedication requirement for this application is less than that of a full school site. Therefore, payment of cash-in-lieu of land dedication is requested.

Pursuant to Section 13.07.140 (d), (6), (c) of the Parker Development Code, "The 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.

Additionally, pursuant to the aforementioned Subdivision Agreement, DCSD asks for a voluntary mid-range contribution towards the Capital Mitigation component to be paid directly to the District. DCSD has calculated a fee with input from the developer. In this case the contribution due would amount to \$392 per dwelling unit and it is our understanding that the developer concurs with the amount proposed.

With this understanding, DCSD supports this application for approval. Thank you for your support of our mutual constituents!

Sincerely,

**SCO Consulting, LLC**

A handwritten signature in cursive script that reads "Steve Ormiston". The signature is written in black ink on a light-colored background.

Steve Ormiston  
Consultant to DCSD

**ACKNOWLEDGED. FEES WILL BE PAID DURING THE APPROVAL PROCESS.**