



March 4, 2021

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

RE: Trails at Crowfoot Filing No. 16 Final Plat, Project No. SUB20-040

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 proposal includes subdividing 8.954 acres into 21 residential lots for 42 duplex dwellings. These dwellings are anticipated to generate a total of 6 students including 3 elementary students, 1 middle school student and 2 high school students. These students will generate a total school land dedication requirement of 0.144– acres, of which 0.054-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 final plat does not include a school site. The Trails at Crowfoot Filing No. 9 includes a school site depicted as Tract B that totals 10.638-acres. New schools will be needed to serve this area.

The Anthology PD plan includes one 75-acre middle school/high school campus. This campus is intended to meet the needs of this final plat 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 this in mind, DCSD has no objection to approval of this application. Thank you for your support of our mutual constituents!

Sincerely,

SCO Consulting, LLC

A handwritten signature in black ink that reads "Steve Ormiston". The signature is written in a cursive style and is placed on a light gray rectangular background.

Steve Ormiston
Consultant to DCSD