



January 14, 2022

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

RE: Compark Village South Tract G, Sketch Plan SUB21-073 and Preliminary Plan SUB21-074

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, PCS Group, is proposing a Sketch Plan and Preliminary Plan for 33 single-family detached lots, parks space and open space. The site is located south of the future Belford Avenue west of Chambers.

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, DCSD has no object to approval of this application.

Sincerely,

SCO Consulting, LLC

A handwritten signature in cursive script, reading "Steve Ormiston", is displayed on a light gray rectangular background.

Steve Ormiston
Consultant to DCSD