



April 2, 2020

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

RE: Cottonwood Highlands Filing 7, 1st Amendment Final Plat, SUB20-004

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.

This application represents a total of 132 duplex units on 21.215 acres at a density of 6.2 dwelling units per acre. DCSD has calculated the amount of school site land dedication this project would generate and it totals 2.358-acres for the final plat.

Per the First Amendment to Amended and Restated Annexation Agreement Cottonwood Highlands dated November 3, 2014 ("Annexation Agreement"), it is our understanding that the applicant prefers to satisfy the school land dedication requirement with payment of cash-in-lieu. DCSD supports the specified cash-in-lieu of school site land dedication payment of \$80,000 per acre with a 5% escalation of the amount to be paid per acre on the annual anniversary of the annexation agreement. November 3, 2019 represents the most recent annual anniversary which means that the escalation factor is 25% (5 years x 5% = 25%) \$80,000 times 25% escalation equals \$20,000 or a total of \$100,000 per acre. Therefore the fee would be \$235,800 (2.358 acres x \$100,000 per acre equals \$235,800). This payment is to be made concurrent with the recordation of this final plat, or concurrently with approval of any site plan for permitted residential units located within the mixed use planning area described in the Development Plan.

In addition, per the Annexation Agreement, the applicant agrees to payment of a School Mitigation Fee to be paid directly to the District. DCSD supports the following. Contribution would amount to the sum of \$800 for each residential unit for densities up to 7.5 units per acre or under for each residential unit constructed on the property within Planning Area 4 and Planning Area 6. This amount totals \$105,600 (\$800 x 132 dwelling units = \$105,600). The School Mitigation Fee shall be paid to the School District for each residential unit prior to the issuance of the building permit for each residential dwelling unit on the property, or prior to the issuance of a building permit for any multi-family building for permitted residential units located within Planning Area 4 and Planning Area 6.

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.

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 over a light gray rectangular background.

Steve Ormiston

Consultant to DCSD