

City of Colorado Springs Impact Analysis: Parkland Dedication Ordinance, School Fees, Citywide Development Impact

File: DEPN-23-0002 & SUBD-23-0008
 Address: Veterans Victory - Lot 1
 Colorado Springs 80925
 TSN/Parcel: 5500000453

Project Scope: Multifamily Residential
 Current Land Use: Vacant
 New/Redevelopment SF or # of Units: 240 Units, 4 Buildings
 Master Plan: MAPN-22-0002
 Concept Plan: COPN-22-0002

Total Acreage of Entitlement: 10.058
 Building Permit Required: Yes
 Fees Due at: Building Permit

Parkland Dedication & School Ordinances Estimate

Subdivision: Veterans Victory Filing No. 1

Lot: #1

Geographic Service Area: Pioneer

Listed on COPN-22-0002, this parcel is notated to meet PLDO obligations by fees in lieu of land.

Address/Project Name	Residential Units	Number of Structures	Number of Units per Structure	Parkland Obligation					Fee Rate		Park Plat Fee					
				Neighborhood Parkland Dedication (per unit)	Total Neighborhood Parkland Dedication	Community Parkland Dedication (per unit)	Total Community Parkland Dedication	Neigh. + Community Land Per Unit Dedication	Total Land Dedication (acres)	Total Fee per unit	Sum Neigh. & Com. Park Fee	Sum Platting Drainage Fees (Jimmy Camp Creek)	Engineering Review Fee	Admin Fee	Recording Fee	Sum Recording Plat Fees
Veterans Victory - Lot 1	240	4	50+	0.0041	0.984	0.0049	1.1760	0.009	2.1600	\$ 1,044.00	\$ 250,560.00	\$ 28,725.84	\$ 574.71	\$ 400.00	\$ 80.00	\$ 1,054.71

This Parkland dedication equation is in reference to the Parkland Dedication Ordinance, which accounts for the increased impacts on park usage as existing land use is amended to increase residential density. These fees are earmarked per the Ordinance for specific Park uses within the community.

The estimate above reflects a total Parkland acreage obligation of: **2.1600** acres.
 In the case of limited dedication acreage, fees in lieu of land are an acceptable alternative. The amount of fees in lieu is: **\$ 1,168.09** per unit

This amount is an estimate that is subject to change, as fees are due at Building Permit. This estimate is not an agreement for if Parks will accept fees in lieu of land, which will be determined at Land Use Plan/Development Plan review. **\$ 280,341.60** total.

School Fees - Estimate

School District: 3

Schools reviews are completed by the governing district and clarification is needed from District 3 if land obligations are to be met by land dedication or fees in lieu. If no clarification is provided, fees in lieu at \$368 per unit are assumed.

Density: 23.9 du/ac, greater than 8 du/ac

Subdivision/Project Name	Residential Units	Number of Structures	Number of Units per Structure	School Fee per unit	Total
Veterans Victory - Lot 1	240	4	50+	\$ 368.00	\$ 88,320.00

Schools reviews are completed by the governing district, and these fees are provided as an informational courtesy of **\$ 368.00** per unit or **\$ 88,320.00** total. If the presiding school district prefers land or an alternate agreement, this estimate defers to their comment.

Citywide Development Impact: Police & Fire Fees - Estimate

Annexation Name: Villages of Waterview North

Annexation Acreage:

Annexation Fees Paid: No Previous fees paid or required to be paid

Type of Permit	Existing Use - # of Units	New Use - # of Units	NET # of Units	Police Fee Calculation	Fire Fee Calculation	Total
50 units or more in residential structure	-	240	240	\$50,880.00	\$46,800.00	\$97,680.00

CDI fees were established to create new Impact Fees for the City. The amount of fees is **\$407.00** per unit or **\$97,680.00** total. Police and Fire Impact fees apply to all residential and non-residential new development and redevelopment city-wide.

The CDI fees will be collected at building permit and will be adjusted annually for construction inflation. If no building permit is required, the fees are triggered upon approval of DP.

The fee revenue will be used to construct Police and Fire Department Capital needs.

PLDO + School + CDI Fees Estimate: \$1,943.09 per unit or **\$466,341.60** total.