

Fee Waiver Request

Date: June 14, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development *TQ*
CC: Mike Pesicka, Principal Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: **6793 Scott Avenue – Site Improvement Plan Fee Waiver Request**
Project File: **SP2023-068**

Board of County Commissioners Business Meeting: **June 24, 2025 @ 1:30 p.m.**

I. APPLICATION INFORMATION

A. Applicant

Scott Avenue Land Holdings, LLC
210 University Blvd., Suite 460
Denver, CO 80206

B. Request

Ulysses Development Group requests a waiver of all Planning Review Fees, Public Works Engineering Review Fees, Right-of-Way Use Permit Fees, and Building Services Permit Fees. These fees are associated with a site improvement plan (SIP) application for a new multi-family work force housing project located at 6793 Scott Avenue. The project includes 204 units which are available to households with incomes less than 60% of the Area Median Income. The total estimated amount of the fee request is \$374,075 consisting of the following:

- Planning Review Fees: \$2,075
- Engineering Review Fees: \$5,500
- Right-of-Way Permit Fees: \$16,500
- Building Services Permit Fees: \$350,000

The Board of County Commissioners (BCC) approved a rezoning from Agricultural One to Planned Development for this property on January 10, 2023. The Board also approved submittal of a “More Housing Now” grant application for the project to the Department of Local Affairs on November 4, 2024. Through the grant application review process, the State Housing Board considers other ways in which the County has supported the project. Fee waivers are one means of providing additional support.

II. STAFF ASSESSMENT

Fee waivers are granted at the Board's discretion.

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Ulysses Development Group (“UDG”) is requesting fee waivers in connection with the development of the Ponderosa Pines workforce community, located at 6793 Scott Ave, Parker, CO. These waivers will greatly aid in the financial feasibility of this community.

We are requesting a waiver / reimbursement for the already paid Site Improvement Plan and Engineering Review Fees, totaling \$7,575.

As it relates to permitting fees, we are requesting the following:

- A waiver for the Right-of-Way Permit as it relates to Pinery Center Boulevard and on-site improvements (including storm sewer, sanitary, and water). This permit is estimated to total \$16,500.
- A waiver for the Building Permit and associated Plan Review Fee. The current estimate of this fee for the entire Ponderosa Pines community totals \$350,000.

Item	Already Paid?	Request
Site Improvement Plan Review Fee	Yes	2,075
Engineering Review Fee	Yes	5,500
Right-of-Way Permit	No	16,500
Building Permit / Plan Review Fee	No	350,000
Total Waiver Request		\$374,075

Douglas County has confirmed that the total park cash-in-lieu fee is \$747,514. Because the Ponderosa Pines park is open to the public, the Douglas County Park Department confirmed that they will apply the full engineer’s cost estimate—\$2,507,801.50—to offset the fee in its entirety.

We want to thank you for your consideration, and we look forward to the partnership to bring this much-needed workforce community to life.

Vicinity Map



Real Property

Parcel

Public Land Survey System

Township

Section

General Features

School

Private Road

Railroad



0 0.15 0.3
Miles

2021 Pictometry, Douglas County GIS Services, Eagle View, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, DC GIS Services Team

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Castle Rock, Colorado 80109
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