

**RESOLUTION NO. 2023-136**

**A RESOLUTION APPROVING A FEE WAIVER FOR THE UNITY ON  
PARK STREET MULTI-FAMILY RESIDENTIAL HOUSING  
DEVELOPMENT**

**WHEREAS**, Unity on Park Street is a planned multi-family residential housing project, to be located in the Town of Castle Rock (the “Town”) southeast of the intersection of Wolfensberger Road and Park Street (the “Unity on Park Street Project” or “Project”); and

**WHEREAS**, the Project consists of the conversion of the former La Quinta Inn & Suites located at 884 Park Street into a 42-unit apartment complex, half of the units of which will be made available to individuals with intellectual and developmental disabilities, with the remaining half being offered at attainable rents to individuals earning between 30% and 80% of the Area Median Income for Douglas County, Colorado; and

**WHEREAS**, the developer of the Project, Unity at Park Street LLLP (the “Developer”), is partnering with Wellspring Community and the Douglas County Housing Partnership to create this integrated housing development for individuals with intellectual and developmental disabilities; and

**WHEREAS**, for this purpose, the Developer has previously received funding commitments for the Project from the Colorado Division of Housing in the amount of \$4,000,000 and Douglas County in the amount of \$3,500,000; and

**WHEREAS**, the Developer has applied to the Town for a waiver of Town development impact fees to further help finance the Project; and

**WHEREAS**, according to Section 3.16.050 of the Town Code, a qualifying attainable housing project shall be eligible to receive up to a 100% reduction, per qualifying attainable housing unit, in the amount of the otherwise applicable development impact fees; and

**WHEREAS**, for purposes of the Town Code, a qualifying attainable housing project and unit shall be defined as a housing project or unit participating in an attainable or affordable housing program through the Douglas County Housing Partnership, Colorado Housing Finance Authority or other certified local, state or federal attainable housing program; and

**WHEREAS**, any application for an attainable housing fee reduction must be approved by the Town Council; and

**WHEREAS**, Town Council finds and determines that the Project qualifies for a fee waiver under Section 3.16.050 of the Town Code as an attainable housing project; and

**WHEREAS**, Town Council further finds and determines that, given the importance for the Town to have available an attainable housing option for individuals with intellectual and developmental disabilities in the community to live alongside individuals who are neurotypical,

the waiver of development impact fees serves a public purpose by facilitating the development of the Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:**

**Section 1. Fee Waiver.** A waiver of Town development impact fees in the amount of \$661,365.00 is hereby approved for the Unity on Park Street Project in accordance with the schedule attached as *Exhibit 1* and presented at tonight’s meeting.

**Section 2. Agreement.** The Fee Waiver Agreement between the Town and the Developer is hereby approved in substantially the same form presented at tonight’s meeting, with such technical amendments, changes, additions, modifications, or deletions as the Town Manager may approve upon consultation with the Town Attorney. The Mayor and other proper Town officials are hereby authorized to execute the Agreement and any technical amendments thereto by and on behalf of the Town.

**PASSED, APPROVED AND ADOPTED** on first and final reading this 7<sup>th</sup> day of November, 2023, by the Town Council of the Town of Castle Rock by a vote of \_\_\_\_ for and \_\_\_\_ against.

**ATTEST:**

**TOWN OF CASTLE ROCK**

\_\_\_\_\_  
Lisa Anderson, Town Clerk

\_\_\_\_\_  
Jason Gray, Mayor

**Approved as to form:**

**Approved as to content:**

\_\_\_\_\_  
Michael J. Hyman, Town Attorney

\_\_\_\_\_  
Tara Vargish, Director of Development Services

**EXHIBIT 1  
FEE WAIVER SCHEDULE**

	<b><u>Project Fees*</u></b>	<b><u>Fee Waiver</u></b>	<b><u>Revised Fees</u></b>
Permit & Other Fees	\$ 19,017	\$ (19,017)	\$ -
Parks & Recreation Impact Fee	249,060	(249,060)	-
Municipal Facilities Impact Fee	11,718	(11,718)	-
Fire Impact Fee	33,138	(33,138)	-
Police Impact Fee	19,026	(19,026)	-
Transportation Impact Fee	329,406	(329,406)	-
<b>Total</b>	<b>\$ 661,365</b>	<b>\$ (661,365)</b>	<b>\$ -</b>

\*Based on 2023 Development Fee Schedule