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February 12, 2026

Kat Hammer
Arapahoe County Public Works and Development
6924 South Lima Street
Centennial, CO 80112
KHammer@arapahoegov.com

Subject: Dayton Station: CZ25-001

To Ms. Hammer:

Arapahoe County Open Spaces (ACOS) has reviewed the information provided in reference to the application for the conventional rezoning of property for the Dayton Station project. The size of the project is 5.77 acres with 94 dwelling units with an estimated 1.76 persons per dwelling unit. Even though the acreage of the project is small, the increased number of estimated persons this project will bring to the area will have an impact on public parks and open spaces. Due to the limited acreage and location, the development cannot provide enough land to meet the land dedication or suitability standards in the Arapahoe County Land Development Code. Thus, the ACOS is requesting cash-in-lieu of park land dedication to meet the requirements in Arapahoe County Land Development Code Sections 5-3.2.B.3 and 9, which specifically address parks and open spaces. The cash-in-lieu will allow ACOS to address the impacts from this new development.

ACOS has applied the cash-in-lieu of land formula in ACLDC section 4-2.5.E.1.b., to calculate the dollar amount alternative to required land dedication as follows:

- i. Number of dwelling units (du) times the number of persons generated per du = total persons generated.
- ii. Total persons generated divided by 1,000 = number of persons per 1000.
- iii. Number of persons per 1000 times six acres = dedicated acres.
- iv. Dedicated acres times the value of land/acre = the total number of dollars for cash-in-lieu for public parks.

In applying the cash-in-lieu of land formula to this project including information from the Arapahoe County Assessor’s Office, the required dedication is \$311,323.11.

Public Park Dedication	
dwelling units	94.00
persons per d.u. (per code)	1.76
equals total persons generated	165.4
divided by 1000 equals persons generated/1000	0.17
x 6.00 acres (required per 1000 persons)	6.00
equals dedicated acres required for public parks	0.99

possible acres of private parks provided by development to be subtracted from dedication	0.00
equals ac of dedicated parks required minus ac. of private parks.	0.99
times assumed value of land (in dollars per acre)	\$ 313,632.08
equals total number of dollars for cash in lieu of land dedicated for public parks	\$ 311,323.75

Therefore, ACOS requests the payment of the above amount be made a condition of approval to the conventional rezoning to be paid upon approval of an Administrative Site Plan for this development which will occur at a later date. Thank you for the opportunity to comment, if you need additional information, please feel free to contact me.

Sincerely,



Gini Pingenot
Arapahoe County Open Spaces Director