



**27J Schools**

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**27J Schools Board of Education**  
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DATE: March 30, 2022 revised April 19 2022

**SUBDIVISION NAME: Eberly Place**

LOCATION: 10070 Potomac Street

STATUS: Annexation and Zoning

Dear Andrew,

**A. STUDENT GENERATION (see attached Table 1 for methodology)**

Dwelling Units	Total
154 SFD	119.35

(Any discrepancy due to rounding)

**B. LAND DEDICATION/CASH-IN-LIEU REQUIREMENTS (See attached Table 1 for methodology)**

The District requests cash in lieu of land dedication in the amount of \$242,519 (based on the current Commerce City cash-in-lieu calculation).

**C. SCHOOL BOUNDARY AREAS**

Students from this proposed development would currently attend:

Second Creek ES – 9950 Laredo Drive, Commerce City

Stuart MS – 15955 E. 101<sup>st</sup> Way, Commerce City

Prairie View HS – 12909 E. 120<sup>th</sup> Avenue, Henderson

Second Creek ES – adequate capacity beginning fall 2023 due to Southlawn ES opening (also possible future charter school in Second Creek Farm)

Stuart MS – adequate capacity - additional capacity available in 2023 due to boundary area changes (also possible future charter school in Second Creek Farm)

Prairie View HS – adequate capacity – additional capacity available in 2023 due to construction of new CTE annex

**D. CAPITAL FACILITY FEE FOUNDATION (see attached Table 2 for methodology)**

The Capital Facility Fee Foundation is a unique public/private nonprofit organization founded in January 2001 to help fund school expansion or new school construction. This program has been developed in partnership with each of the municipalities in the District, developer and builder representatives, and School District 27J. Funding is provided by builders and developers who have agreed to contribute per residential dwelling unit based on the current fee structure. The current fees negotiated for this program are as follows: \$865 per single family residential unit and \$494 per multi-family unit.

**SCHOOL DISTRICT PLANNING COMMENTS AND RECOMMENDATIONS:**

- 1. The District requests cash in lieu of land dedication in the amount of \$242,519.**
- 2. Prior to the approval of the final subdivision plat, we recommend that the developer enter into an agreement with the Capital Facility Fee Foundation to mitigate the impact of this development on District school facilities. Given the planned 154 single family detached residential units, the voluntary, tax-deductible capital facility fee contribution is projected to be \$133,210. Fees may be paid in a lump sum or by lot as permits are pulled. The developer is welcome to assign the agreement to builders as they purchase lots.**

We appreciate your continuing cooperation and the opportunity to comment upon issues of interest to both the City and the School District. We look forward to receiving updated referrals on this subdivision. Please let me know if you have questions about these comments.

Sincerely,

*Kerrie Monti*

Kerrie Monti  
Planning Manager

Attachment

## Eberly Place

### School District Enrollment and Site Implications

Dwelling Unit Type	Est Number of DUs	Student Generation Rate	Total Students
SFD	154	0.775	119.350
SFA	0	0.364	0.000
TH/C	0	0.303	0.000
Apartment	0	0.195	0.000
<b>Total</b>	<b>154</b>		<b>119.350</b>
			0.02
<b>Land Dedication Requirement</b>			<b>2.387</b>
<b>Land Dedication Provided</b>			0
<b>Remaining Land Needed</b>			<b>2.387</b>
<b>Land Cost Per Acre per AC</b>			\$101,600
<b>Cash in Lieu of Land Dedication</b>			\$242,519

acres

acres

acres

Payable prior to construction

### Capital Facility Fee Foundation Contributions

Dwelling Unit Type	Number of DUs	Rate per Unit	Total Contribution
SFD	154	\$865.00	\$133,210.00
SFA	0	\$865.00	\$0.00
TH/C	0	\$494.00	\$0.00
Apartment	0	\$494.00	\$0.00
Mobile Home	0	\$865.00	\$0.00
<b>Total</b>	<b>154</b>		<b>\$133,210.00</b>

Payable at time of permit

May be assigned to builders purchasing lots