



27J Schools

Kerrie Monti – Planning Manager
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27J Schools Board of Education

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Planner: Mercedes Rivas
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DATE: April 13, 2022

SUBDIVISION NAME: Legato Filing 1

CASE: S-772-20-22

STATUS:

Dear Mercedes,

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

Dwelling Units	Total
181 SFD	140.275

(Any discrepancy due to rounding)

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

The land dedication requirement has been satisfied with the dedication of the middle school site.

C. SCHOOL BOUNDARY AREAS

Students from this proposed development would currently attend:

Southlawn ES – 10075 Walden Street, Commerce City
Stuart MS – 15955 E. 101st Way, Commerce City
Prairie View HS – 12909 E. 120th Avenue, Henderson

Southlawn ES – adequate capacity (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 land dedication requirement has been satisfied with the dedication of the middle school site.**
- 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 181 residential dwelling units, the voluntary, tax-deductible capital facility fee contribution is projected to be \$156,565. 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

Legato Filing 1

School District Enrollment and Site Implications

Dwelling Unit Type	Est Number of DUs	Student Generation Rate	Total Students
SFD	181	0.775	140.275
SFA	0	0.364	0.000
TH/C	0	0.303	0.000
Apartment	0	0.195	0.000
Total	181		140.275
			0.02 acres
Land Dedication Requirement			2.806 acres
Land Dedication Provided			0
Remaining Land Needed			2.806 acres
Land Cost Per Acre per AC			\$101,600
Cash in Lieu of Land Dedication			

Payable prior to construction

Capital Facility Fee Foundation Contributions

Dwelling Unit Type	Number of DUs	Rate per Unit	Total Contribution
SFD	181	\$865.00	\$156,565.00
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
Total	181		\$156,565.00

Payable at time of permit

May be assigned to builders purchasing lots