



27J Schools

Kerrie Monti – Planning Manager
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Planner: Andrew Baker
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DATE: April 13, 2022

SUBDIVISION NAME: CanAm
LOCATION: SWC of E 112th Ave and US 85
STATUS: Annexation and Zoning Change

Dear Andrew,

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

Dwelling Units	Total
107 SFD and 160 TH	131.405

(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 \$267,015 (based on the current Commerce City cash-in-lieu calculation).

C. SCHOOL BOUNDARY AREAS

Students from this proposed development would currently attend:

- Thimmig ES – 11453 Oswego Street, Henderson
- Prairie View MS – 12915 E 120th Avenue, Henderson
- Riverdale Ridge HS – 13380 Yosemite Street, Thornton

There will be adequate capacity in each of these schools pending construction of other projects in the area.

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 \$267,015.**
- 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 267 residential dwelling units, the voluntary, tax-deductible capital facility fee contribution is projected to be \$171,595. 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

CanAm

School District Enrollment and Site Implications

Dwelling Unit Type	Est Number of DUs	Student Generation Rate	Total Students
SFD	107	0.775	82.925
SFA	0	0.364	0.000
TH/C	160	0.303	48.480
Apartment	0	0.195	0.000
Total	267		131.405

		0.02	acres
Land Dedication Requirement		2.628	acres
Land Dedication Provided		0	
Remaining Land Needed		2.628	acres
Land Cost Per Acre per AC		\$101,600	
Cash in Lieu of Land Dedication		\$267,015	

Payable prior to construction

Capital Facility Fee Foundation Contributions

Dwelling Unit Type	Number of DUs	Rate per Unit	Total Contribution
SFD	107	\$865.00	\$92,555.00
SFA	0	\$865.00	\$0.00
TH/C	160	\$494.00	\$79,040.00
Apartment	0	\$494.00	\$0.00
Mobile Home	0	\$865.00	\$0.00
Total	267		\$171,595.00

Payable at time of permit
 May be assigned to builders purchasing lots