



27J Schools

Greg Thompson – Planning Manager
1850 Egbert Street, Suite 140, Brighton, CO 80601
Superintendent Will Pierce

27J Schools Board of Education

Tom Green, President
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June 20, 2025

To Whom It May Concern:

Re: Thompson Thrift Project

School District 27J has discussed and reviewed development plans with the proposed Thompson Thrift developer. They have proposed a residential community at 10225 Chambers Road in Commerce City. Based on the information provided and our discussions with them, we believe the following:

- Having a variety of residential choices is a benefit to the community and school district. The proposed residential product (apartments) should provide an attainable housing option.
- Anticipated student generation rates are lower in apartments than in single-family residential developments. Depending on density, the expected total number of students on this site would be similar for both residential products.
- The developer has expressed a willingness to pay both the typical cash-in-lieu fees as well as the Capital Facility Fee Foundation fees. The District appreciates this early support for school district fees that are used to contribute to the development of school sites and buildings.

We appreciate Thompson Thrift's proactive efforts to collaborate with School District 27J on their development. The District anticipates the Thompson Thrift project will complement our current and future planning objectives and appears to present student impacts that can be absorbed by existing and planned district schools in close proximity to the site.

We look forward to continued cooperation and collaboration with Thompson Thrift and Commerce City as their applications move through the development process.

Sincerely,

Greg Thompson

Greg Thompson
Planning Manager
School District 27J