



27J Schools

Greg Thompson – Planning Manager
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27J Schools Board of Education

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Planner: Nic Berry
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DATE: April 23, 2025

SUBDIVISION NAME: Reunion Center Filing 1 Amd 1 and Amd 2

LOCATION: NW of Tower and E 105th

Dear Nic,

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

Total Dwelling Units	Students
190 SFA	69

B. LAND DEDICATION/CASH-IN-LIEU REQUIREMENTS

The land dedication requirement has been satisfied with previous school dedication of an elementary school site.

C. SCHOOL ATTENDANCE AREA

Students from this proposed development will currently attend:

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

Each of these schools have adequate capacity for the projected students. The school district is charged with striking a balance between having enough seats for students, without having too many empty seats. We use a variety of techniques to ensure the students in this development will have room in School District 27J schools. As part of the 2021 Bond, another school is anticipated to be built in the Commerce City area. The grade configuration and location of that

school has not yet been established. School District 27J is well aware of the growth occurring throughout the district. This new school will be designed to address growth. As Commerce City grows, the School District also anticipates that growth and seeks to timely meet the needs of the growing community.

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 **(through December 31, 2026)** fees negotiated for this program are as follows: \$1,014 per single family residential attached unit such as this project and \$580 per multi-family unit.

SCHOOL DISTRICT PLANNING COMMENTS AND RECOMMENDATIONS:

- 1. The land dedication requirement has been satisfied with a previous elementary school site dedication.**
- 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 190 residential dwelling units, the tax-deductible capital facility fees are projected to be \$215,982 through December 31, 2026. CFFF fees may be paid in a lump sum or 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. Please let me know if you have questions about these comments.

Sincerely,

Greg Thompson

Greg Thompson
Planning Manager

Attachment

School District Enrollment and Site Implications				
Dwelling Unit Type	Number of DUs	Student Generation Rate	Total Students	
SFD	0	0.775	0.000	
SFA	190	0.364	69.160	
TH/C	0	0.303	0.000	
Apartment	0	0.195	0.000	
Total	190		69.160	