



27J Schools

Greg Thompson – Planning Manager
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DATE: May 27, 2025

SUBDIVISION NAME: Thompson Thrift (TTRes at Commerce City)

LOCATION: 10225 Chambers Rd
CASE NO: D-24-0006, Z24-0003, S24-0007
STATUS: Zone Change and Final Plat

Dear Nathan,

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

Dwelling Units	Total
288 MF	56.160

(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 \$122,204.16 (through December 31, 2025 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 Dr, Commerce City
Stuart MS – 15955 E 101st Way, Commerce City
Prairie View HS – 12909 E 120th Avenue, Henderson

There will be adequate capacity in each of these schools, depending on when construction occurs for the site. Rocky Vista High School is likely to serve this site when it is completed. Capstone is a K-8 charter school in the area that will begin serving students this fall, and another school is

anticipated in Commerce City out of the current 2021 bond funds. It is the school district's responsibility to serve the students generated by this development and we fully expect to be able to accomplish that.

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: \$1014 per single family residential unit and \$580 per multi-family unit such as this project.

SCHOOL DISTRICT PLANNING COMMENTS AND RECOMMENDATIONS:

- 1. The District requests cash in lieu of land dedication in the amount of \$122,204.16 (through December 31, 2025).**
- 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 estimated 288 residential dwelling units, the voluntary, tax-deductible capital facility fee contribution is projected to be \$167,040 (through December 31, 2026). 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 should the number of residential units change. Please let me know if you have questions about these comments.

Sincerely,

Greg Thompson

Greg Thompson
Planning Manager

Attachment

Thompson Thrift-TTREs

School District Enrollment and Site Implications				
Dwelling Unit Type	Number of DUs	Student Generation Rate	Total Students	
SFD	0	0.775	0.000	
SFA	0	0.364	0.000	
TH/C	0	0.303	0.000	
Apartment	288	0.195	56.160	
Total	288		56.160	
			0.02	acres
Land Dedication Requirement			1.123	acres
Land Dedication Provided			0	
Remaining Land Needed			1.123	acres
Land Cost Per Acre per Adams County			\$108,800	
Cash in Lieu of Land Dedication			\$122,204.16	

Table 2 - Capital Facility Fee Foundation Contributions

Dwelling Unit Type	Number of DUs	2025-2026 Rate per Unit	Total Contribution	
SFD	0	\$1,014.00	\$0.00	
SFA	0	\$1,014.00	\$0.00	
TH/C	0	\$580.00	\$0.00	
Apartment	288	\$580.00	\$167,040.00	
Mobile Home	0	\$1,014.00	\$0.00	
Total	288		\$167,040.00	
Payable to SD27J Capital Facility Fee Foundation at time of permit				
May assign to builders purchasing lots				