



December 7, 2022

David Kimmett, Planner  
Town of Lyons  
PO Box 49  
432 5<sup>th</sup> Avenue  
Lyons, CO 80540

RE: 317 Evans St.

Dear David,

The District has reviewed the accessory dwelling unit (ADU) proposal in terms of (1) available school capacity, (2) required land dedications and/or cash-in-lieu fees. After reviewing the above proposal, **the School District finds the proposed residential development does not exceed the benchmark.**

- No school is projected to exceed the 125% benchmark
- No land dedication is required therefore Cash in Lieu payments will be required.

Should this development be approved, the options for managing the short and long term overcrowding in these schools may include adding modular classrooms and implementing split or staggered schedules as needed. Other options may include, but not be limited to, implementing year-round schools or asking voters to approve new bonds for additional school facilities or a mill levy for additional operating funds. It should be noted that a lack of operating funds may be a factor in delaying construction and occupancy of new school facilities in this area.

Detailed information on the specific capacity issues, the land dedication requirements and transportation impacts for this proposal follow in Attachment A. A land dedication is **NOT** required with this project and there are comments on pedestrian access included in the attachment. The recommendation of the District noted above applies to the attendance boundaries current as of the date of this letter. These attendance boundaries may change in the future as new facilities are constructed and opened. If you have any further questions or concerns regarding this referral, please feel free to contact me via e-mail at [kragerud\\_ryan@svvsd.org](mailto:kragerud_ryan@svvsd.org) or at the number below.

Sincerely,

Ryan Kragerud, AICP  
Planning/GIS

Enc.: Attachment A – Specific Project Analysis  
Cash-in-lieu chart

## ATTACHMENT A - Specific Project Analysis

### PROJECT: 317 Evans St - Multi-family

#### (1) SCHOOL CAPACITY

The Board of Education has established a District-wide policy of reviewing new development projects in terms of the impact on existing and approved school facilities within the applicable feeder system. Any residential project within the applicable feeder that causes the 125% school benchmark capacity to be exceeded within 5 years would not be supported. This determination includes both existing facilities and planned facilities from a voter-approved bond. The building capacity, including existing and new facilities, along with the impact of this proposal and all other approved development projects for this feeder is noted in the chart below.

| LYONS ELEMENTARY     |          |        |        |  |      |         |      |         |      |         |      |         |      |
|----------------------|----------|--------|--------|--|------|---------|------|---------|------|---------|------|---------|------|
| CAPACITY INFORMATION |          |        |        | CAPACITY BENCHMARK *   |      |         |      |         |      |         |      |         |      |
|                      |          |        |        | (includes projected students, plus development's student impact) |      |         |      |         |      |         |      |         |      |
| School               | Building | Stdts. | Std.   | 2021-22  |      | 2022-23 |      | 2023-24 |      | 2024-25 |      | 2025-26 |      |
| Level                | Capacity | Oct-21 | Impact | Stdts  | Cap. | Stdts   | Cap. | Stdts   | Cap. | Stdts   | Cap. | Stdts   | Cap. |
| Elementary           | 294      | 264    | 1      | 260  | 89%  | 257     | 88%  | 261     | 89%  | 268     | 91%  | 271     | 92%  |
| Middle/Senior        | 638      | 366    | 1      | 371  | 58%  | 375     | 59%  | 384     | 60%  | 394     | 62%  | 401     | 63%  |
| Total                | 932      |        | 2      | 631  |      | 633     |      | 644     |      | 662     |      | 672     |      |

Specific comments concerning this proposal regarding School Capacity are as follows:

- **Specific Impact** - This application will add 1 Accessory dwelling unit and a potential impact of 1 additional students in the **Lyons Elementary and Middle/High School feeder system**.
- **Benchmark Determination** – No school in this feeder is projected to exceed the 125% benchmark
- **Mitigation Options** - NA
- **Phasing Plan** –NA

#### (2) LAND DEDICATIONS AND CASH IN-LIEU FEES

The implementation of the Intergovernmental Agreement (IGA) Concerning Fair Contributions for Public School Sites by the City of Longmont requires that the applicant either dedicate land directly to the School District along with provision of the adjacent infrastructure and/or pay cash-in-lieu (CIL) fees based on the student yield of the development. CIL fees provide funds for land acquisition and water rights acquisition, which is only a small component of providing additional school capacity for a feeder. Specific comments regarding land dedications and CIL fees for this referral are as follows:

- **Dedication and/or Cash-in-lieu Requirements** – a land dedication is not required for this development therefore, CIL payments will be required.
- **Number of Units covered by dedication/cash-in-lieu** – (dwelling unit credits) n/a
- **Dedication/Cash-in-lieu Procedures** – Receipts may be obtained at the time of building permit in the St. Vrain Valley School District Business Office – 395 S. Pratt Parkway, Longmont, CO.

#### 3) TRANSPORTATION/ACCESS

Transportation considerations for a project deal with bussing and pedestrian access to and from the subdivision. Pedestrian access, in particular, is an important goal of the School District in order to facilitate community connection to schools and to minimize transportation costs. Specific comments for this application are as follows:

- **Provision of Busing** – would not be provided