



RE:

Dear

Thank you for referring the development proposal in terms of (1) available school capacity, (2) required land dedications and/or cash-in-lieu fees and (3) transportation/access considerations. After reviewing the above proposal, **the School District finds and exceed the benchmark.** to the School District. The District has reviewed the

General Comments:

Detailed information on the specific capacity issues, the land dedication requirements and transportation impacts for this proposal follow in Attachment A. 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@svvssd.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:

(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 are noted in the chart below.

LYONS ELEMENTARY														
CAPACITY INFORMATION				CAPACITY BENCHMARK *										
School		Building	Stdts.	Stdts.	2018-19		2019-20		2020-21		2021-22		2022-23	
Level	Capacity	Oct-18	Impact	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.	
Elementary	319	316	3	314	98%	321	101%	330	104%	327	103%	330	103%	
Middle/Senior	638	398	3	399	63%	412	65%	415	65%	422	66%	422	66%	
Total	724		6	713		733		745		749		752		

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

- Specific Impact* - This application add additional residential unit(s) and yield additional student(s) in the feeder.
- Benchmark Determination* – the affected schools exceed the benchmark within 5 years.
- Mitigation Options* -
- Phasing Plan* –

(2) LAND DEDICATIONS AND CASH IN-LIEU FEES

The implementation of the Intergovernmental Agreement (IGA) Concerning Fair Contributions for Public School Sites 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. CIL is calculated for all residential units. Please see the attachments for additional information.

Cash-in-Lieu per unit payment by housing type: Lyons

Housing type:	Cash in lieu payment	Units proposed	Cost
<input checked="" type="checkbox"/> Single Family Unit	\$ 551		
<input checked="" type="checkbox"/> Duplex/Triplex Unit	\$ 510		
<input checked="" type="checkbox"/> Multi-Family Unit	\$ 353		
<input checked="" type="checkbox"/> *Condo/TH Unit	\$ 215		
<input checked="" type="checkbox"/> Mobile Home Unit	\$ 475		
			Total =

*TH = Townhouse

- Dedication/Cash-in-lieu Procedures* – Additional Cash in Lieu payment information can be found on the attached page. If discrepancies exist please call 303-682-7229. Payments can be made at the time of building permit in the St. Vrain Valley School District Business Office – 395 S. Pratt Parkway, Longmont.

3) TRANSPORTATION/ACCESS

Transportation considerations for a project deal with bussing and pedestrian access to and from the project. 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* - Busing for this project, under the current boundaries, provided at the

- Pedestrian/Access Issues* –