

Dedicated to Excellence

marvella



Cherry Creek Schools

February 8, 2007

Sam Bishop, Case Planner
City of Centennial
12503 E. Euclid Dr., Ste. 200
Centennial CO 80111

Angela McCain Phillips, AICP
Director of Planning and
Interagency Relations
Educational Services Center
4700 South Yosemite Street
Greenwood Village, Colorado 80111
720.554.4453 • 720.554.4477 FAX

Re: Verona Estates
Location: Southwest Corner of Quebec and Orchard

The following information was provided to the Cherry Creek School District regarding the above referenced project:

Single Family Dwelling Units: 73

The Development Code provides that school districts may request land dedication or cash-in-lieu of property for residential uses. For this project, the District is requesting the city require cash-in-lieu of land dedication. Century Communities and Cherry Creek School District have agreed to a cash-in-lieu fee of \$257,875.20. This fee will be paid to the District prior to recording the first plat.

Verona Estates is located within the current boundaries of the schools listed below. All boundaries are subject to change when necessary to promote the efficient utilization of school facilities. The following table includes information about capacity for each school and the number of students that will be generated by the proposed project.

School	Capacity Trad/4-Track	Current Enrollment	Students Generated By This Project
Greenwood Village Elementary	467	421	30
West Middle School	1590	1183	15
Cherry Creek High School	3735	3761	20

Note: Capacity figures do not include seats in mobile classrooms.

Thank you for the opportunity to review this proposal. Please let me know if you require further information from Cherry Creek Schools.

Sincerely,

Angela A. McCain
Director

AAM/el

pc: Mary Terch, Assistant Superintendent
Ryan D. Kriz, Century Communities

Angela McCain
Director of Planning &
Interagency Relations



Educational Services Center
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June 7, 2017
Ms. Michelle Montenegro
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Subject: DA-1803-25; CN 2017-4004-00
Cornerstar Multi-Family
140 Apartments on 4.555 acres

Ms. Montenegro,

Cherry Creek School District No. 5 has reviewed the information provided by the City of Aurora regarding the development application for Cornerstar Multi-Family and will provide educational services to the future residents of this project. Students from this development are within the current boundaries of Red Hawk Ridge Elementary School, Liberty Middle School, and Grandview High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities

Utilizing the City of Aurora Land Development Code, the land dedication calculation for the school district is 0.4582 acres or an appropriate cash-in-lieu fee. This acreage was calculated using the Aurora Building and Zoning Code 147-48 based on student yield ratios for multifamily high density housing.

		ELEMENTARY	MIDDLE	HIGH	TOTAL
A	Standard Student Yield Ratio Factor (Sec. 147-48 (a-2) Table 1)	0.17	0.08	0.05	0.300
B	Acres Per Child (Sec. 147-48 (2) Table 2)	0.0175	0.025	0.032	
C	Number of Dwelling Units	140	140	140	
D	Land Dedication Acreage (A*B*C)	0.0175	0.025	0.032	0.4582
E	Cash-in-Lieu (based on \$260,000/acre)				\$119,132.00

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

Angela McCain
Director of Planning and Interagency Relations

cc: Sheila L. Graham – Assistant Superintendent of Educational Support Services
David Henderson – Director of Facility Operations
David Strohfus – Director of Planning and Interagency Relations

David Strohfus
Director of Planning &
Interagency Relations



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May 30, 2017

Mr. Bill Skinner
Arapahoe County Public Works & Development
6924 South Lima Street
Centennial, CO 80112

Subject: Case No. P16-019
Xenia Street Townhomes
28 units on 1.5 acres

To Whom it May Concern:

Cherry Creek School District No. 5 has reviewed the information provided by Arapahoe County regarding the preliminary development plan for the Xenia Street Townhomes and will provide educational services to the future residents of this project. Students from this project are within the current boundaries of Eastridge Elementary School, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

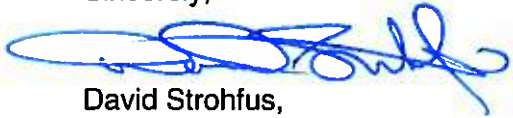
Utilizing the Arapahoe County Land Development Code, the land dedication calculation for the school district would be 0.142 acres or an appropriate cash-in-lieu fee.

Cherry Creek School District #5				
Planning Department				
Student Generation Worksheet - Arapahoe County				
Project Name:	Xenia St. Townhomes			
Developer/Contact Person:	Phelps Engineering			
Submitted for Review:	May 26, 2017			
Total Project Acreage:	1.5			
Maximum Dwelling Units:	28			
Dwelling Units/Acre	18.67			
Acres per child	0.026			
Residential Density	#D.U.s	Student Generation per DU	Students Generated	Land Calculation
0.0 - 7.49 du/ac		0.775	0	0.000000
7.5 - 14.99 du/ac		0.364	0	0.000000
15.00 or more du/ac	28	0.195	5	0.141960
Totals			5	0.1420

It is the district's intent to utilize the Appraisal Method for consideration with the Board of County Commissioners to determining fair market value as outlined in 14-111.05.02 B.1. The district will comply with all appropriate timelines and processes outlined in the Arapahoe County Land Development Code in order to complete this process. The district will act on the direction of the Arapahoe County Planning Department in meeting appropriate timelines and requirements.

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,



David Strohfus,
Director of Planning and Interagency Relations

Cc: Sheila Graham – Assistant Superintendent of Educational Support Services
Angela McCain – Director of Planning and Interagency Relations

David Strohfus
 Director of Planning &
 Interagency Relations



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May 26, 2017

Attn: Planning Department
 Greenwood Village Community Development
 6060 S. Quebec St.
 Greenwood Village, CO 80111

Subject: Landmark Village – Revised Plan
 37 Single Family Detached + 154 Townhomes (attached)

When new development occurs within the Cherry Creek School District, the district always requests land dedication or cash-in-lieu of the property to offset the capital expense of serving new residential projects. For this project, the Cherry Creek School District is requesting that the City of Greenwood Village require cash-in-lieu of land dedication equivalent to acres. CCSD consistently applies the student generation rates established by Arapahoe County to calculate land dedication figures.

37 du (0.775 students/du) = 29 students
 154 du (0.364 students/du) = 56 students
85 students (0.026 acres/student) = 2.2 acres.

Students from this development would reside within the current boundaries of Greenwood Elementary School, West Middle School, and Cherry Creek High School. *All boundaries are subject to change when necessary to promote the efficient utilization of school facilities.* The following table includes the estimated number of students that will be generated by the proposed project.

Cherry Creek School District #5 Planning Department				
Student Generation Worksheet - Arapahoe County				
Project Name:	Landmark Village			
Developer/Contact Person:	Allison Wenlund, Project Manager with Norris Design			
Submitted for Review:	May 26, 2017			
Total Project Acreage:	13			
Maximum Dwelling Units:	191			
Dwelling Units/Acre				
Acres per child	0.026			
Residential Density	#D.U.s	Student Generation per DU	Students Generated	Land Calculation
0.0 - 7.49 du/ac	37	0.775	29	0.745550
7.5 - 14.99 du/ac	154	0.364	56	1.457456
15.00 or more du/ac		0.195	0	0.000000
Totals			85	2.2030

The land dedication calculation for the school district is equal to 2.203 acres or an equivalent cash-in-lieu fee. The cash-in-lieu fee is to be agreed upon utilizing the recent purchase price of the land or a recent appraisal completed by a certified MAI appraiser.

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,



David Strohfus
Director of Planning and Interagency Relations

cc: Sheila L. Graham – Assistant Superintendent of Educational Support Services
David Henderson – Director of Facility Operations
Angela McCain – Director of Planning and Interagency Relations

David Strohfus
Director of Planning &
Interagency Relations



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May 16, 2017

Ms. Molly Orkild-Larson
Arapahoe County Public Works & Development
6924 South Lima Street
Centennial, CO 80112

Subject: Case No. Z16-010
Skyview Village Townhomes - PDP
29 townhome units

To Whom it May Concern:

Cherry Creek School District No. 5 has reviewed the information provided by Arapahoe County regarding the preliminary development plan for the Skyview Village Townhomes and will provide educational services to the future residents of this project. Students from this project are within the current boundaries of Eastridge Elementary School, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

Utilizing the Arapahoe County Land Development Code, the land dedication calculation for the school district would be 0.2745 acres or an appropriate cash-in-lieu fee.

Cherry Creek School District #5 Planning Department

Student Generation Worksheet - Arapahoe County

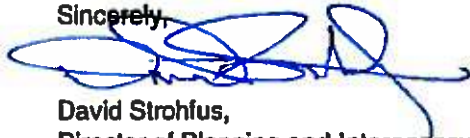
Project Name: Skyview Village Townhomes
Developer/Contact Person: Alpert Development & MM&D Engineering
Submitted for Review: Mar 2016
Total Project Acreage: 2
Maximum Dwelling Units: 29
Dwelling Units/Acre: 14.5
Acres per child: 0.026

Residential Density	#D.U.s	Student Generation per DU	Students Generated	Land Calculation
0.0 - 7.49 du/ac		0.775	0	0.000000
7.5 - 14.99 du/ac	29	0.364	11	0.274456
15.00 or more du/ac		0.195	0	0.000000
Totals			11	0.2745

It is the district's intent is to utilize the Appraisal Method for consideration with the Board of County Commissioners to determining fair market value as outlined in 14-111.05.02 B.1. The district will comply with all appropriate timelines and processes outlined in the Arapahoe County Land Development Code in order to complete this process. The district will act on the direction of the Arapahoe County Planning Department in meeting appropriate timelines and requirements.

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,



**David Strohfus,
Director of Planning and Interagency Relations**

**Cc: Sheila Graham – Assistant Superintendent of Educational Support Services
Angela McCain – Director of Planning and Interagency Relations.**

David Strohfus
Director of Planning &
Interagency Relations



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May 1, 2017

Mr. Jason Reynolds
Arapahoe County Public Works & Development
6924 South Lima Street
Centennial, CO 80112

Subject: Case No. P17-007
Highline Estates Minor Subdivision
2 additional units

To Whom it May Concern:

Cherry Creek School District No. 5 has reviewed the information provided by Arapahoe County regarding the preliminary development plan for the Highline Estates Minor Subdivision and will provide educational services to the future residents of this project. Students from this project are within the current boundaries of Eastridge Elementary School, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

Utilizing the Arapahoe County Land Development Code, the land dedication calculation for the school district would be 0.0403 acres or an appropriate cash-in-lieu fee.

Cherry Creek School District #5 Planning Department

Student Generation Worksheet - Arapahoe County

Project Name: Highline Estates
Developer/Contact Person: Latsis Custom Homes & J3 Engineering
Submitted for Review: May 2017
Total Project Acreage: 2.7
Maximum Dwelling Units: 2
Dwelling Units/Acre: 1.35
Acres per child: 0.026

Residential Density	#D.U.s	Student Generation per DU	Students Generated	Land Calculation
0.0 - 7.49 du/ac	2	0.775	2	0.040300
7.5 - 14.99 du/ac		0.364	0	0.000000
15.00 or more du/ac		0.195	0	0.000000
Totals			2	0.0403

It is the district's intent is to utilize the Appraisal Method for consideration with the Board of County Commissioners to determining fair market value as outlined in 14-111.05.02 B.1. The district will comply with all appropriate timelines and processes outlined in the Arapahoe County Land Development Code in order to complete this process. The district will act on the direction of the Arapahoe County Planning Department in meeting appropriate timelines and requirments.

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,



David Strohfus,
Director of Planning and Interagency Relations

Cc: Sheila Graham – Assistant Superintendent of Educational Support Services
Angela McCain – Director of Planning and Interagency Relations.

David Strohfus
Director of Planning &
Interagency Relations



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February 28, 2017

Mr. Bill Skinner
Arapahoe County Public Works & Development
6924 South Lima Street
Centennial, CO 80112

Subject: Falling Water Subdivision
5 Single-family homes (net increase of 4 units)

To Whom it May Concern:

Cherry Creek School District No. 5 has reviewed the information provided by Arapahoe County regarding the preliminary development plan for the Falling Water Subdivision and will provide educational services to the future residents of this project. Students from this project are within the current boundaries of Ponderosa Elementary School, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

Our previous letter from November of 2016 indicated that the land calculation for this project is 0.0806 acres. The student generation worksheet is again included below.

Cherry Creek School District #5 Planning Department

Student Generation Worksheet - Arapahoe County

Project Name:	Falling Water Subdivision			
Developer/Contact Person:	Garrett Bales, JR Engineering			
Submitted for Review:	Nov 2016			
Total Project Acreage:	1.95			
Maximum Dwelling Units:	4	<i>(net change)</i>		
Dwelling Units/Acre	0.4875			
Acres per child	0.026			
Residential Density	#D.U.s	Student Generation per DU	Students Generated	Land Calculation
0.0 - 7.49 du/ac	4	0.775	3	0.080600
7.5 - 14.99 du/ac		0.364	0	0.000000
15.00 or more du/ac		0.195	0	0.000000
Totals			3	0.0806

It is mutually agreed upon by the developers, CCSD, and the Arapahoe County Planning Department that the recent purchase price of this property is the most appropriate method to determine the land valuation for this property. The developer purchased this property in May of 2016 for a cost of \$192,307.69 per acre. The calculation for this project comes to \$15,499.99.

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,



David Strohfus,
Director of Planning and Interagency Relations

Cc: Sheila Graham – Assistant Superintendent of Educational Support Services
David Henderson – Director of Facility Operations
Angela McCain – Director of Planning and Interagency Relations