

ZERGER ELEMENTARY SCHOOL REDEVELOPMENT

Concept Plan Review – 7/1/2024

9050 Field St.

Westminster, CO 80021

Applicant: Cardel Denver Homes, LLC



Prepared by: JMC Consulting Services, LLC

SITE HISTORY & CARDEL HOMES

- Zerger Elementary
 - 2021 – JeffCo School announced closing of Zerger
 - 2023 – JeffCo initiated RFQ for site
 - April 2024 – Cardel Denver Homes, LLC awarded the site.
- Cardel Homes
 - Cardel Homes began as a family-owned business 50 years ago in Alberta, Canada.
 - Four North American markets, including the Colorado division that was established in 2005.
 - Achievements include shaping over 150 communities and building more than 20,000 homes.
 - Maintains family business values: nimble decision-making, closely-knit management, and commitment to quality and community, while focusing on creating enduring homes with strong curb appeal, aesthetic interiors, robust structures, energy efficiency, and showroom-quality construction.
 - Commitment to a "customer for life" perspective, ensuring homes meet and exceed expectations, and adopting a holistic project approach, controlling the entire purchasing entity to maintain quality, efficiency, and customer satisfaction.
 - Dedicated to building homes that symbolize quality craftsmanship and customer-centric values.
- Consultants
 - JMC Consulting Services
 - Redland
 - THK Associates
 - The Wall Group

CURRENT & REQUESTED ZONING

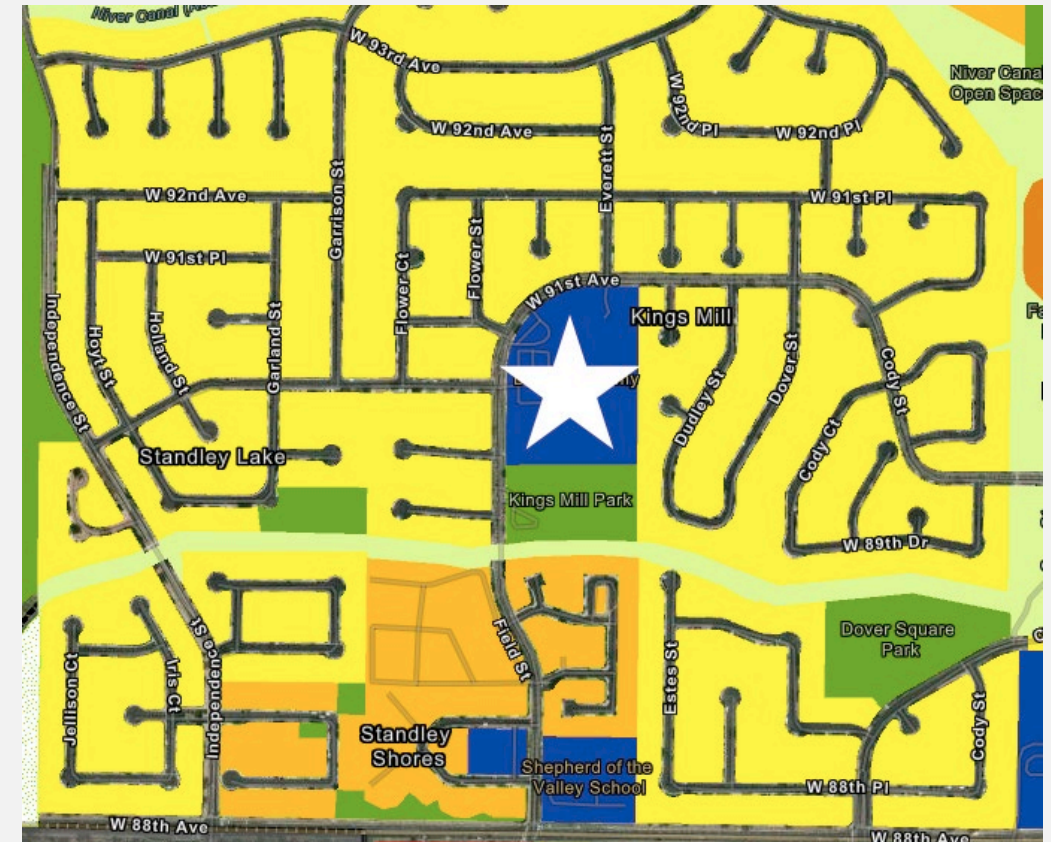
Current Zoning

Comprehensive Plan Designation: Public/Quasi Public

Zoning: PUD – Planned Unit Development

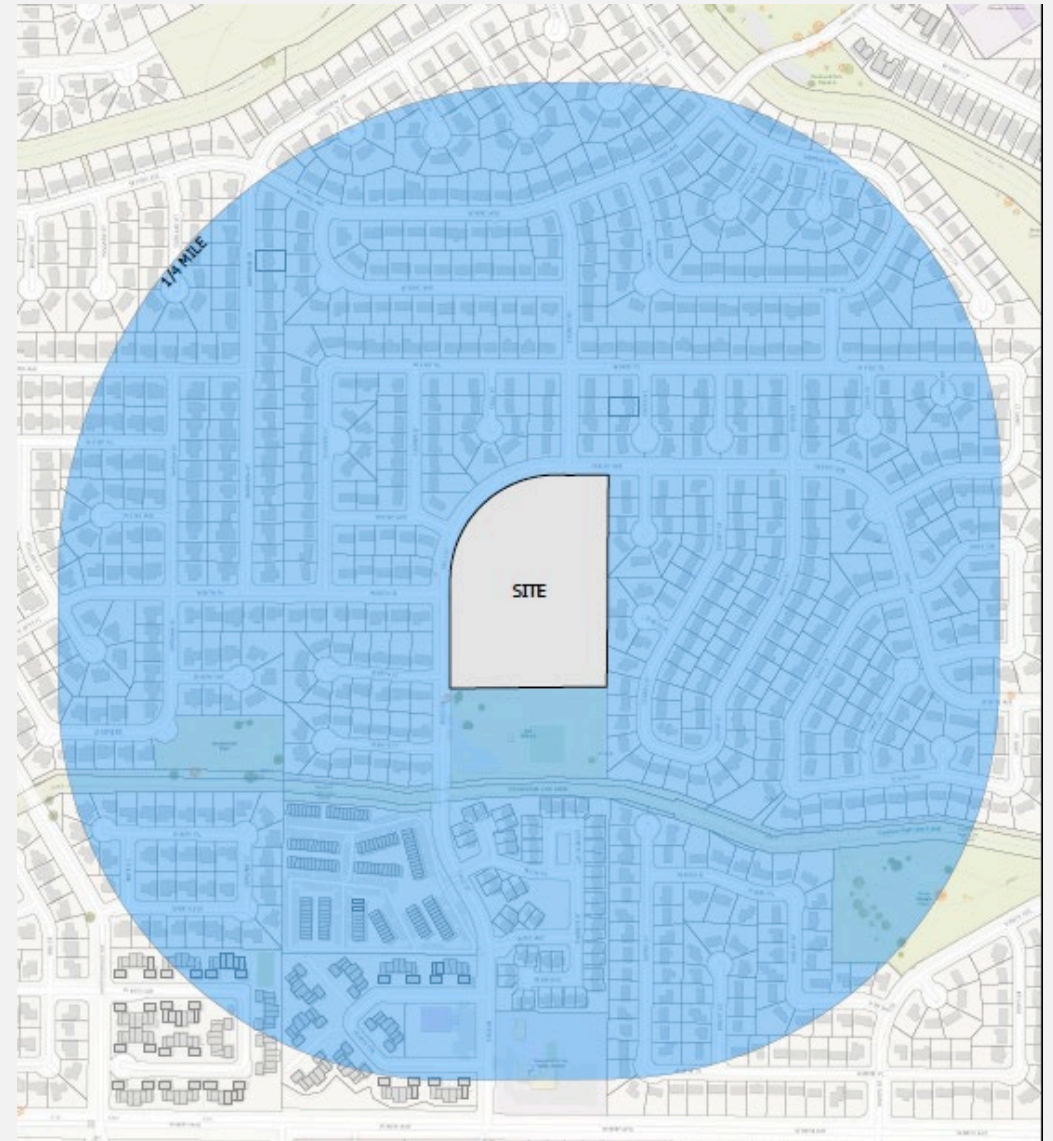
Subdivision: Kings Mill

- Applicant has determined that the best use for the property is to stay within the surrounding uses and convert it to single family residential.
- Surrounding zoning varies from Low and Medium density residential, parkland/openspace and Public/Quasi Public.
- **Our desired zoning is Residential Low Density up to 4.95 DU/AC.**



SURROUNDING DENSITY

1/4 mile radius:
- 930 DU / 196.47 AC
= 4.73 DU/AC



SURROUNDING DENSITY CONT'D.

Density:

Block A
- 45 DU / 11.00 AC
= 4.09 DU/AC

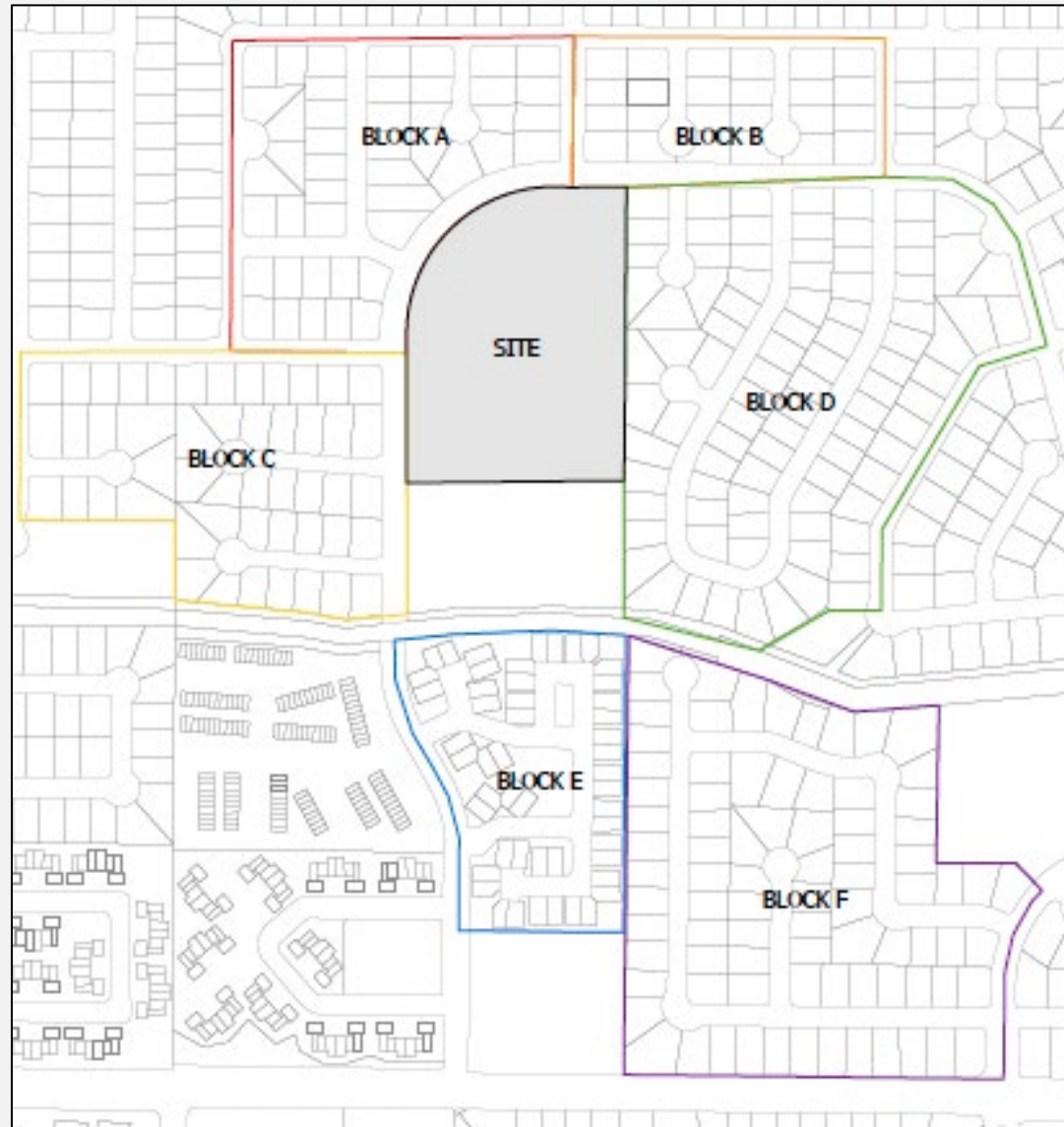
Block B
- 24 DU / 5.77 AC
= 4.34 DU/AC

Block C
- 49 DU / 11.65 AC
= 4.08 DU/AC

Block D
- 91 DU / 20.00 AC
= 4.55 DU/AC

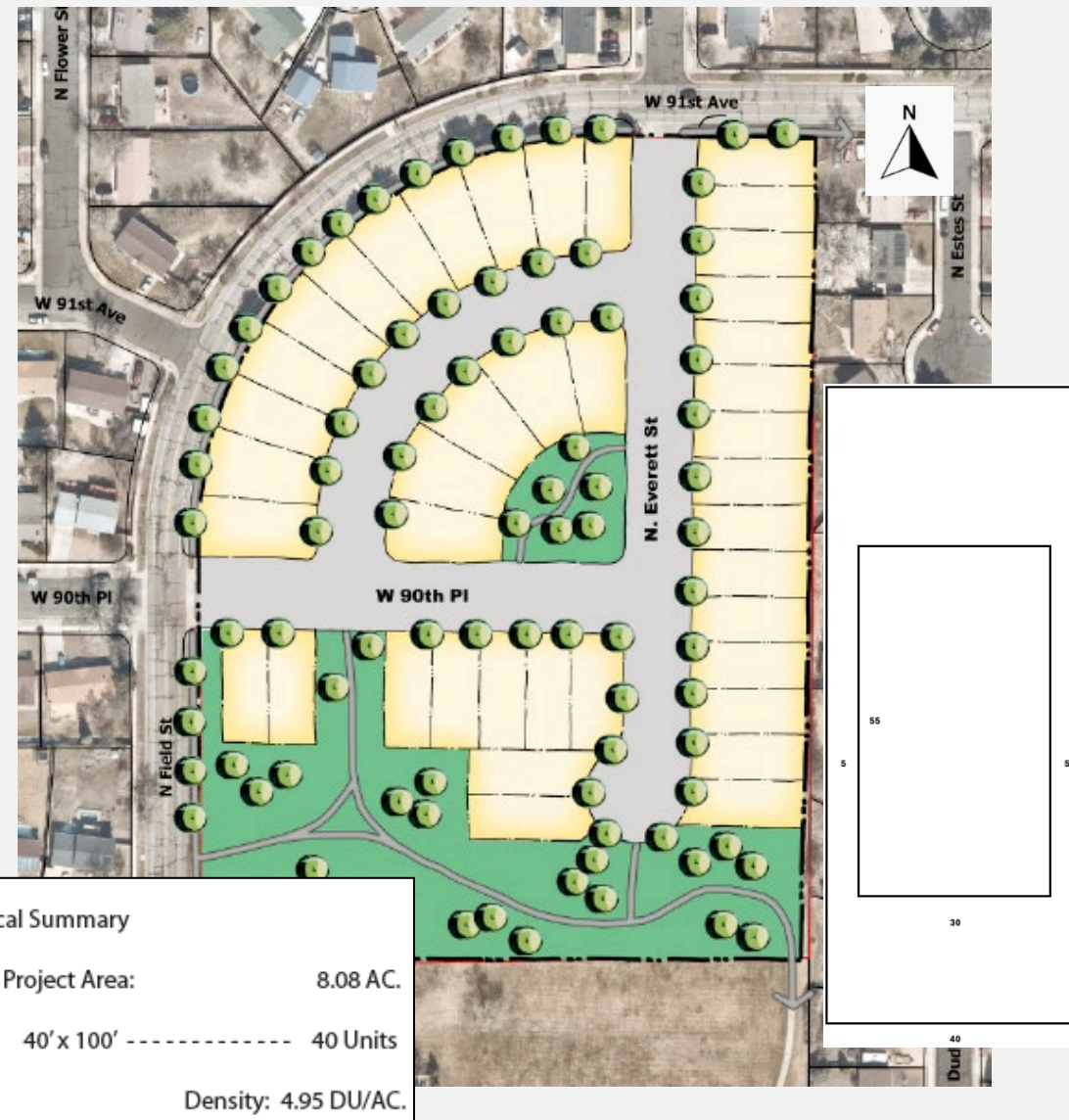
Block E
- 50 DU / 7.73 AC
= 6.47 DU/AC

Block F
- 83 DU / 18.79 AC
= 4.42 DU/AC



CARDEL LAND PLAN

- Proposing a housing product that is compatible with surrounding lot sizes and density.
- Enhance view corridors into neighboring park.
- 40 - 40x100 lots.
- Extension Everett St. and W. 90th.
- Interconnectivity between park and surrounding community.
- Dedicated land for park.



HOME EXAMPLES



COMMUNITY ENHANCEMENTS AND ENGAGEMENT

- Enhancements
 - Enhance visual appeal
 - Dedication of additional parkland (creating new connectivity)
 - Infrastructure updates
 - Increased tax revenue to City of Westminster
 - Cohesion between existing residential and new residential
- Engagement
 - Neighborhood meeting
 - Collect Feedback
 - Transparent Communication
 - Community Representative
 - Emails
 - Website
 - Community Outreach
 - Site Tours
 - Open House

TRAFFIC AND WATER ANALYSIS

Traffic Analysis

	Total	Trips per Day*	Total
Students**	480	2.27	1090
Teachers/Employees***	32	2.50	80
Total/Weighted Average	512	2.28	1170

	Total	Trips per Day*	Total
Estimated Homes	40	9.43	377

*Trips per day according to ITE's Trip Generation Manual

**Published School Capacity

***15:1 Teacher/Staff to Student Ratio

Water Analysis

Total Landscaped Lot Area				1,175
Total Homes				40
Total Lot Landscaped				47,000
Total Openspace Landscaped				5,000
Total Community Landscaped				52,000
Price per Landscaped				2.63
Total Cost			\$	136,760
4 bath	40	\$	30,355	\$ 1,214,200
Total Cost			\$	1,350,960
School Discount			\$	830,000
Total Due			\$	520,960

CONCLUSION

Cardel and Team

Quality and Craftmanship

Holistic and Customer-Centric Approach

Committed to Stakeholder Engagement

Community Outreach

Transparent Communication

Committed to the Community

View corridors and connectivity into greenspaces

Water conservation design

Reduction of infrastructure

Integration of community