

Sandra Farrell, C.P.A.

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RE: Midtown Village

Thank you for the opportunity to comment on the proposed Midtown Village project. At Jeff Armistead's request, we provided comments on his Sketch Plan application in 2022. Based on our review of the Preliminary Plan submittal the proposed number and type of units has remain unchanged. The purpose of this review is to provide comments on the estimated student generation from the project and the ability of schools that will serve the project to accommodate these students.

This review focused on the net new units to be constructed. Student generation from the existing units was determined by applying actual student generation rates from comparable housing types in Minturn to the existing housing types. The same student generation rates were then applied to the unit types proposed by this development. Note that no student generation was applied to one-bedroom units because ECSD data indicates very few students are generated by one-bedroom units. Based on this evaluation, it is estimated that the proposed development will generate 6.68 net new K-12 students. The site is served by Red Sandstone Elementary, Homestake Peak Middle School and Battle Mountain High School. These schools have the capacity to accommodate these students.

ECSD has been working with the Town of Minturn regarding the adoption of a school land dedication ordinance. ECSD would ask that the Town request the applicant to agree to comply with a school land (or cash in lieu) dedication ordinance if such an ordinance is adopted by the Town prior to this project receiving final plat approvals.

Thank you again for providing the opportunity to comment on this project.

Regards,

Sandra Farrell

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