

January 24, 2017

Dear Jim:

I want to begin by recognizing that the Cherry Creek School District ("CCSD" or the "District") is a treasured asset in our community. The District has sustained a multi-generational, national and statewide reputation for consistently delivering exceptional education. Homes in the Cherry Creek School District have long been coveted by parents wishing to provide their children with one of the best public school choices available. Consequently, the City should do everything in its power to protect the excellent schools that serve Greenwood Village residents.

In preparation for the GV District Town Halls, the City asked CCSD to comment on the impact residential development within the proposed Orchard Station Subarea may have on the District. As a result, CCSD submitted a full-page insert for the January 2017 Newsletter, which can be found on pg. 27 of the Newsletter.

Unfortunately, what the District provided (which was circulated to all GV Residents) was inaccurate in its calculations and conclusions. The Newsletter states,

"Assuming development occurs in Orchard Station simultaneously over a seven to fifteen-year period, the annual impact upon the Cherry Creek School District is estimated to average 25 students. Based upon available capacities at Greenwood Elementary, West Middle and Cherry Creek High schools, they could **easily accommodate** new students resulting from development on both parcels. The average annual impact per grade would be **two students** (emphasis added)."

CCSD also provides in the Newsletter, "using national standards, the total impact of 1,000 high-rise/mid-rise multi-family units is approximately 200 total students. The impact of 100 townhomes is approximately 50 total students."

**Concluding the annual impact is 25 students or two students per grade grossly understates the impact. Using the "national standards" mentioned in the article, the Orchard Station Developments are projected to produce 300 students, which equals 23 students per grade -- essentially an additional classroom of students for each grade K-12.** (The basis of the 300 students is explained below.)

Additionally, the School Capacity Chart on page 27 of the Newsletter is unreliable because of mathematical errors.

### **Calculation of Impact from Orchard Station**

On August 25, 2016, Alberta Development Partners presented to a group of Greenwood Village HOAs a slightly scaled back version of its Orchard Station development proposed to include 985 residential units. Therefore, the national standard that 1,000 high-rise/mid-rise multi-family units **produce approximately 200 total students**, appears to be a reasonable estimate for the potential impact the Alberta (or a similar) development will have on the Cherry Creek Schools.

Century Communities presented its plan for Landmark Village and 203 townhomes and single-family residences on 13 acres in the Subarea at a Neighborhood Input Meeting on November 9, 2016. Using the national standard presented in the Newsletter it is reasonable to assume that these 200 homes will **produce 100 students** (the standard states 100 townhomes produce approximately 50 students).

Therefore, **the combined impact from these two developments is 300 total students**. This is **twelve-times more** than the 25 total students the District represented in the Newsletter. Three hundred total students spread equally over K-12 equates to **23 students per grade** or essentially an additional class for every grade in elementary, middle and high school.

### **Bellevue Elementary**

Bellevue Elementary is a clear example of how high-density residential can impact school enrollment and lead to overcrowding. Here is a quote from the August 31, 2016 City Council Minutes,

“Mayor Pro Tem Gordon explained that after learning of a developer's interest in constructing 1,200 multi-family dwelling units in Greenwood Village's jurisdiction, an executive session was held on June 6, 2016 to receive legal advice regarding the intergovernmental agreement (IGA) from 2001 which gave the City of Aurora zoning authority over that Greenwood Village property north of I-225. The impacts from the proposed development were discussed, in particular, the **already overcrowded Bellevue Elementary School** was identified.”

Bellevue Elementary School's enrollment has increased from 485 students in 2000 to 630 as of September 2016. This represents a 30% increase and has forced the school to install multiple trailers. The upward trend continues, as the school's 2016/2017 enrollment is up 4% over last year.

Clearly the City and City Council understand the impact of high-density residential. Therefore, the City is actively contesting the City of Aurora's recent approval of a 1,200-unit development at I-225 and Dayton Station ("Hampden Town Center") that would feed into Bellevue Elementary and ultimately, Cherry Creek High School.

### **Impact on Greenwood Elementary**

The following table looks at the combined impact of both Orchard Station developments and the Marvella residential development, currently under construction.

<b>Development</b>	<b>Location</b>	<b>Unit Type</b>	<b>Units</b>	<b>Total Students *</b>	<b>Elementary Students **</b>
Orchard Station (Alberta Development Partners)	Orchard Station	Apartments/Condos	985	197	91
Landmark Village (Century Communities)	Orchard Station	Townhomes	203	102	48
Marvella (Century Communities)	Orchard/Quebec	Single Family Homes	73	37	18
<b>Potential impact on Greenwood Elementary</b>			<b>1,261</b>	<b>336</b>	<b>157</b>

\* Total Students is based on the national standards referenced by CCSD: "200 students per 1,000 apts" and "50 students per 100 townhomes".

\*\* Elementary students is calculated by taking Total Students divided by 13 grades times six grades (K-5).

There has been much discussion during the Orchard Station Debate about the number of out-of-district students enrolled at Greenwood Elementary. The District was only able to provide me with enrollment stats on these students dating back to 2007. In 2007 Greenwood's out-of-district enrollment was at its

peak with 75 out-of-district students. As of this fall, the **out-of-district enrollment has dropped by over 60%** to under 30 out-of-district students. The school stated that this is the result of more children moving into the neighborhoods feeding Greenwood Elementary.

The administration at Greenwood believes the school is currently at capacity. The school stated last week that there are currently only 1 or 2 spaces available for 1<sup>st</sup> and 2<sup>nd</sup> grade. It is unclear whether or not the school can handle 157 students from new developments once construction is completed, in addition to the growth it is currently experiencing from its existing neighborhoods. However, it would be highly likely that all of the Choice (in-district) students would be required to transfer back to their home schools (which may also be overcrowded). This would be incredibly disruptive to those students' elementary educations.

### Impact on Cherry Creek High School

Even if Greenwood Village prevents the development of Hampden Town Center at Dayton Station, there are an additional 1,100 residential units currently approved or under construction (excluding Orchard Station and Marvella) that will feed into Cherry Creek High School. Here is the potential impact of the combined developments on both Greenwood and Cherry Creek:

Development	Location	Unit Type	Units	Total Students *	High School Students **
Orchard Station (Alberta Development Partners)	Orchard Station	Apartments/Condos	985	197	61
Landmark Village (Century Communities)	Orchard Station	Townhomes	203	102	32
Marvella (Century Communities)	Orchard/Quebec	Single Family Homes	73	37	12
Caley Ponds	Caley and S. Yosemite	Single Family Homes	60	30	10
Glenn	The Jones District	Apartments/Condos	306	62	20
AMLI Dry Creek	7441 South Clinton Street	Apartments/Condos	257	52	16
Elevate	7338 South Havana Street	Apartments/Condos	285	57	18
Waller Commons	West Inverness Drive and Spring Green Drive	Apartments/Condos	232	47	15
<b>Potential impact excluding Hampden Town Center</b>			<b>2,401</b>	<b>584</b>	<b>184</b>
Hampden Town Center	Dayton Station Investors (Dayton and I-25)	Apartments/Condos	1,200	240	74
<b>Potential impact on Cherry Creek High School</b>			<b>3,601</b>	<b>824</b>	<b>258</b>

\* Total Students is based on the national standards referenced by CCSD: "200 students per 1,000 apts" and "50 students per 100 townhomes".

\*\* High school students is calculated by taking Total Students divided by 13 grades times four grades (9-12).

## Predicting the Future

Ultimately, nobody knows what enrollment across the Cherry Creek High School feeder schools will look like in 5, 10, 15 or 20 years. School enrollment is cyclical as neighborhoods age, homes turnover and as the economy changes. One example of this pattern is High Plains Elementary. From 2000 to 2007, enrollment dropped from 614 students to 436 students, a drop of 178 students or 29%. However, High Plains is now back at 600 students less than 10-years later. This represents a 38% increase over 2007 or a compound annual growth rate of 3.6%.

A capacity analysis **as of a point** in 2007 may have incorrectly concluded that High Plains had plenty of availability and underestimated the actual growth that occurred over the following ten-years. The CCSD submission only looks at capacity as of today, which may not at all be representative of what capacity looks like in the future.

Most of the schools on the west side of CCSD were built in the 1970's, some like Belleview and Greenwood were built in the 1950s. They were designed to accommodate students from rural and suburban neighborhoods. They were never anticipated to support high-density residential housing. The fact that over half of the elementary schools, which feed into Cherry Creek High School, have a trailer is an indication that many schools are overcrowded.

The District does the best that it can to accommodate unexpected growth from students it must enroll. It is unlikely that the west side of the District will see a new school. Where would it be built and how long would it take to get the bond issue approved and construction completed? Trailers, redistricting and converting to a year-round calendar are **not desirable outcomes** for most parents.

CCSD should have verified the calculations in the Newsletter and it should have been more cautious in its tone. It is a leap of faith to conclude that the District can **easily accommodate** new students from the developments and there is no reasonable basis to support that conclusion.

Greenwood Village should seek fairness and transparency in the Orchard Station debate and therefore, should issue a retraction of the CCSD submission and provide a more reasonable and comprehensive estimate of the impact Orchard Station residential development may have on the area schools.

I look forward to the City's decision.

Very truly yours,

Randy Davis