

November 8, 2022

Memorandum

To: The Jeffco Public Schools Board of Education

From: Tim Reed, Executive Director Facilities & Construction Management

Cc: Superintendent Dorland, Steve Bell, COO, File

Re: Wheat Ridge Developments

This is an updated review of proposed developments within the Jeffco Wheat Ridge articulation area that are or will be served by Jeffco elementary schools. Note that the Jeffco Wheat Ridge articulation area and the boundaries of the city of Wheat Ridge are different (see map on page 3). The following information was shared by the Wheat Ridge planning department and received by Jeffco on September 29, 2022.

Unit Type		Unit Totals by City Review	
Apartment	1671	Under Review	415
Townhome	622	Inactive	25
Duplex	58	Under Construction	1081
Single Unit	47	Complete	877
2398		2398	

Completed projects have already impacted schools in the boundary area. Multi-family and townhome construction produce few students. Housing units are targeted towards single resident, roommate situations, or 'empty nesters.' These are the projects under construction by current elementary school boundary:

Boundary	Housing Type	Number of Units
Kullerstrand ES	Duplex (Dplx), TH, Apt.	8-Dplx, 63-TH, 97-Apt.
Maple Grove ES	Apt	250 Apt
Prospect Valley ES	Dplx, Single Family (SFD)	8-Dplx, 14-SFD
Stevens ES	Dplx, TH, Apt	26-Dplx, 29-TH, 24-Apt
		719

A review of four recently completed projects that include 794 living units (705 apartments and 89 townhomes) in the Maple Grove (310), Wilmore-Davis (319) and Stevens (165) boundaries generated a total of five students. This is a trend that reflect socio-economic and demographic shifts towards smaller families as well as the economics of multi-family housing. Three- and four-bedroom units do not generate the rents that studio, one- or two-bedroom units do. The price of undeveloped land also lends itself to multifamily developments instead of single family detached homes.

Single family detached construction accounts for 2% of residential construction in the recent Wheat Ridge report. Twenty-five of the units are complete or under construction in the Prospect Valley boundary and four are currently under review in Wilmore-Davis. The remaining 18 homes are within Jeffco's Jefferson and Arvada West articulation areas. The number of K-12 students generated by single family detached homes is about 0.9. In terms of K-5 students, the District projects that approximately 15 are or will attend Prospect Valley or Wilmore-Davis over the next couple of years.

Lutheran Campus Redevelopment Master Plan in the City of Wheat Ridge

The new Lutheran Hospital is scheduled to open in Wheat Ridge in the summer of 2024. The Wheat Ridge City Council approved and adopted a master plan in October 2021 to guide the redevelopment of the current Lutheran Hospital Campus located at 8300 W 38th Ave.

Once the new campus opens, located in the Clear Creek Crossing development at Interstate 70 and W 40th Ave, the property at 8300 W 38th Ave will be for sale. Once the property is sold, the master plan lays the groundwork for future developers to apply to the City for rezoning for mixed-use, retail, lower- and mid-density housing, and open space. The rezoning process takes 1-2 years, and the subdivision of parcels takes an additional 1-2 years and must be completed before construction can begin (~2030).

The master plan is a conceptual guide and will take between 15 to 20 years (or more) to be realized. The residential part of the redevelopment will include both attached and detached single-family homes and multifamily units. The current densities range between 25 to 60 dwelling units per acre for high-density housing (apartments), 10 to 25 dwellings units per acre for middle-density housing (townhomes), and 5 to 15 dwelling units per acre for low-density housing (single-family detached homes). The exact number of residential units is unknown at this time. The redevelopment at the Lutheran Campus will be market-driven, so it could be many years before the first residents move into this development. Major developments of this type (e.g., Belmar, Stapleton, Candelas, etc.) take many years to come to fruition.

To read more about the Lutheran Campus redevelopment in Wheat Ridge, click [here](#).

City of Wheat Ridge & Jeffco Articulation Areas

 Jeffco Facilities

 City of Wheat Ridge

 ES Boundary

