



Demographic trends and their impact on Lakewood student enrollment forecasts

ALAMEDA, GREEN MOUNTAIN, LAKEWOOD AND BEAR CREEK
ARTICULATION AREAS

SEPTEMBER 2025 VINTAGE FORECAST PRESENTED DECEMBER 2025

A note on methodology



Underlying Populations

Within school boundary – project share of births that will remain in school boundary when child becomes school-age

Elsewhere in JPS – Difference between the SDO forecast for Jefferson County and CFC's forecast for the school boundary area

Yields forecast econometrically using historical yields to project future yields.

All **forecast histories** adjusted for consolidations using JPS student data from June 2024.

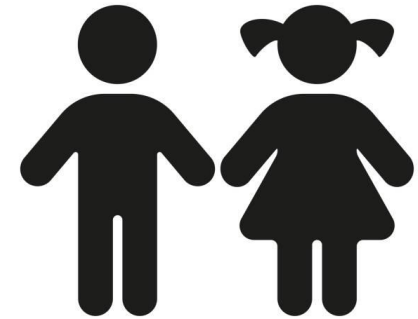
Forecast drivers of underlying population



Births and
forecasts of future
births



Forecasting births
sensitive to
forecast of
females of
childbearing years
and fertility trends



Translating to underlying
population sensitive to
the relationship between
births in the school
boundary area and school
aged children who live in
the boundary in
subsequent years

Setting the context: Births, aging and migration

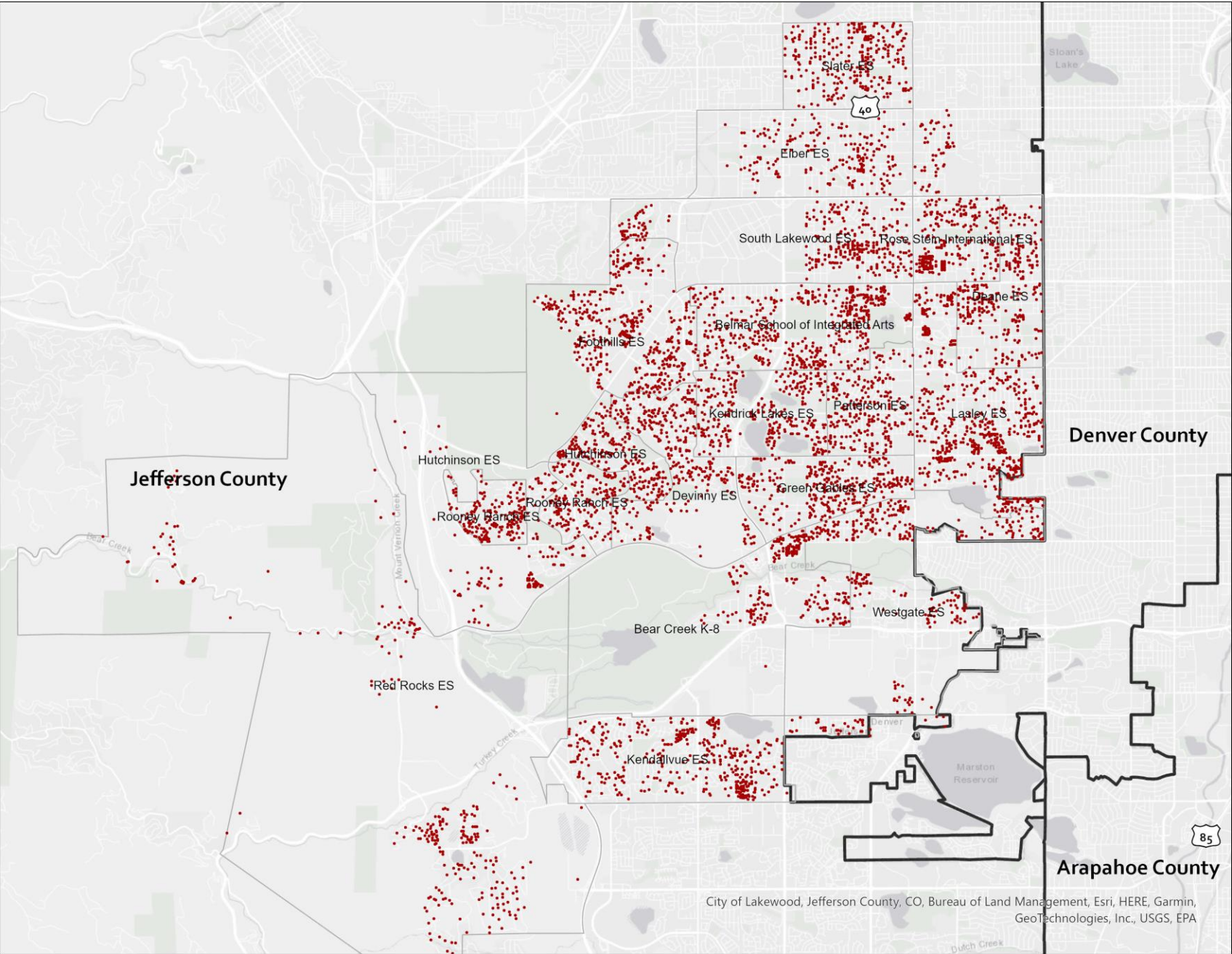
LAKEWOOD IS AGING, BUT LAGGING ADJACENT AREAS, PARTICULARLY
WHEAT RIDGE

AS A RESULT, BIRTHS AND MIGRATION INTO THE ARTICULATION AREAS
ARE LAGGING TOO AS HOUSES ARE NOT YET AT PEAK TURNOVER DUE TO
AGING

Lakewood 2024 voters 75 and over

Voters aged 75 and over are distributed throughout Lakewood

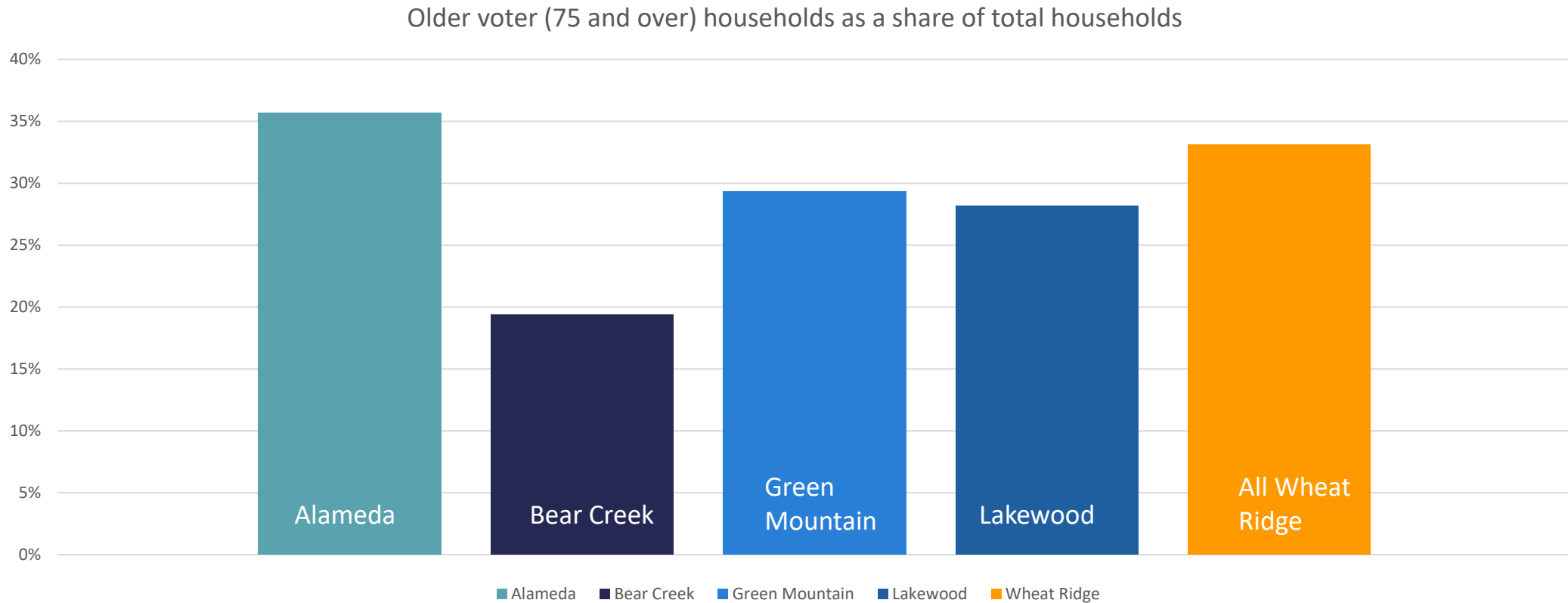
Most heavily concentrated in the Deane Elementary School boundary



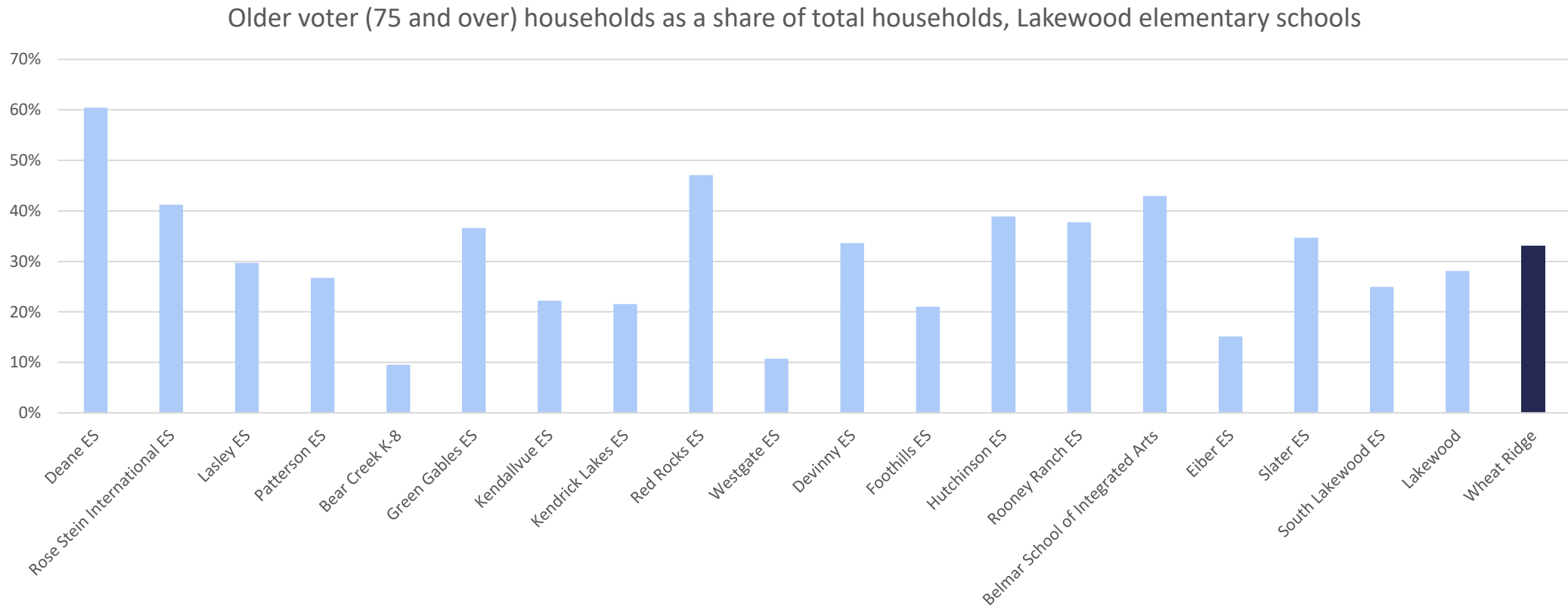
Source: CFC analysis from Colorado Secretary of State 2024 voting records

● Voters 75 and over

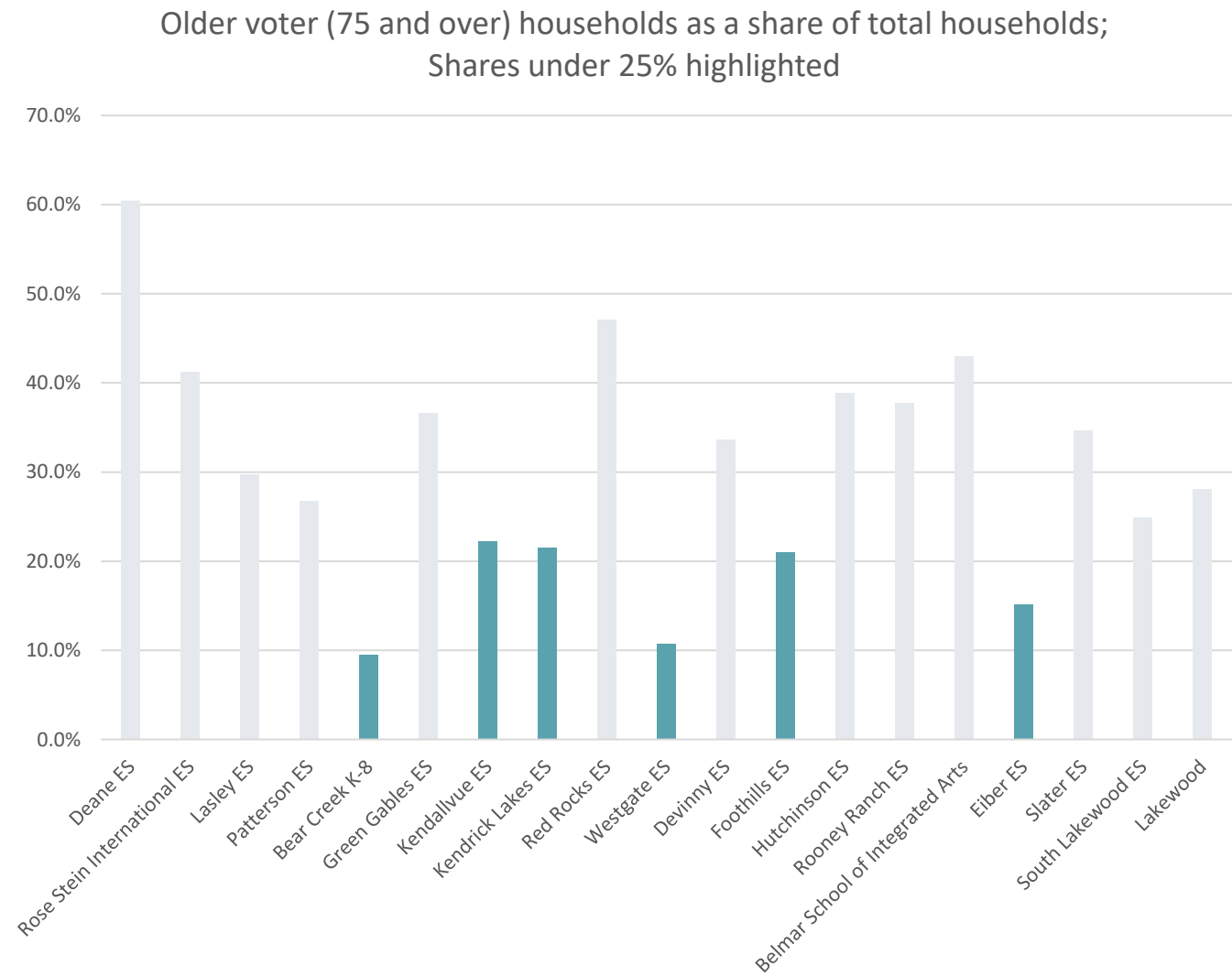
Majority of Lakewood articulation areas not aging as quickly as Wheat Ridge



Almost half of Lakewood elementary school boundaries contain a smaller share of older voter households than Wheat Ridge

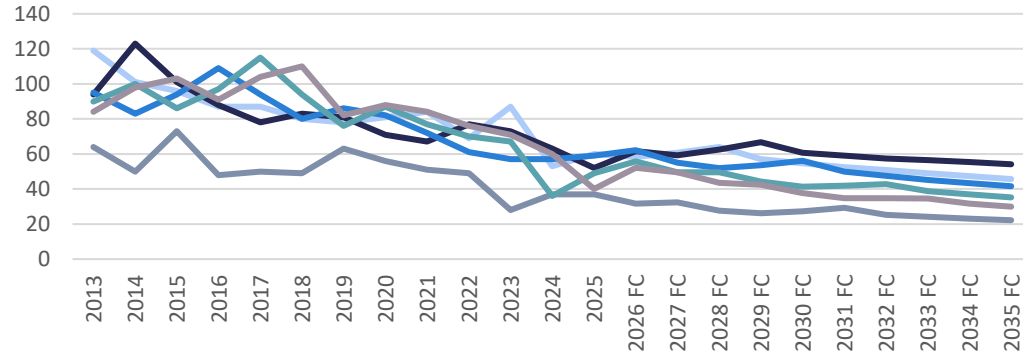


As the next slide shows, 5 of the 6 school boundaries with very low shares of older households have strongly declining enrollment forecasts. Suggests that aging has yet to fully affect housing turnover

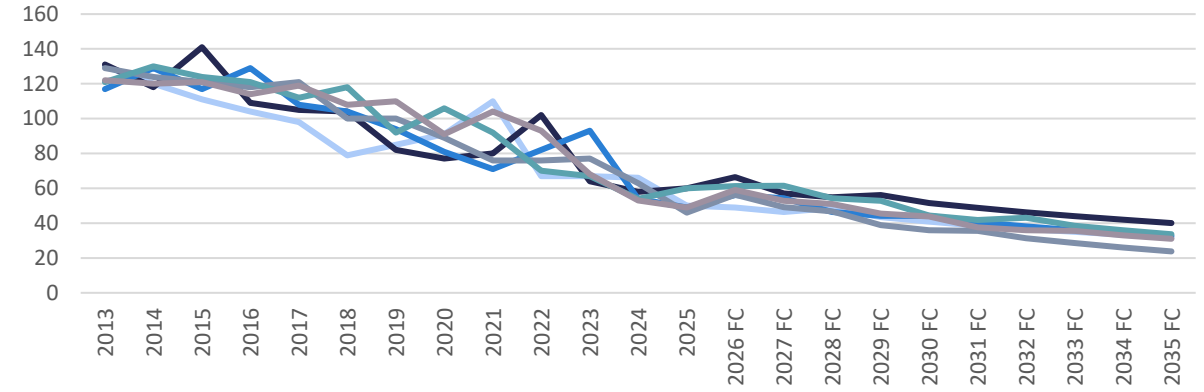


Source: CFC analysis from Colorado Secretary of State voting records

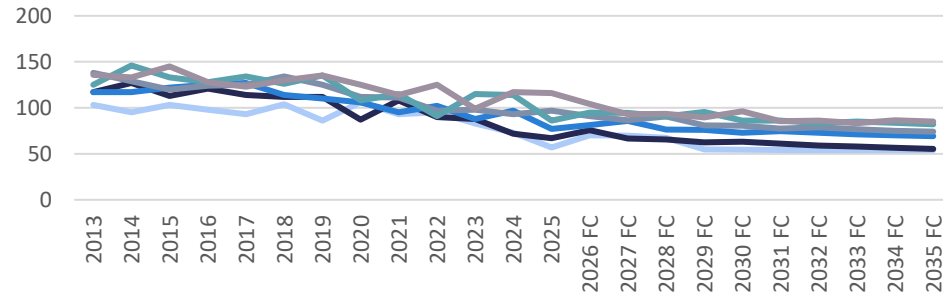
Foothills



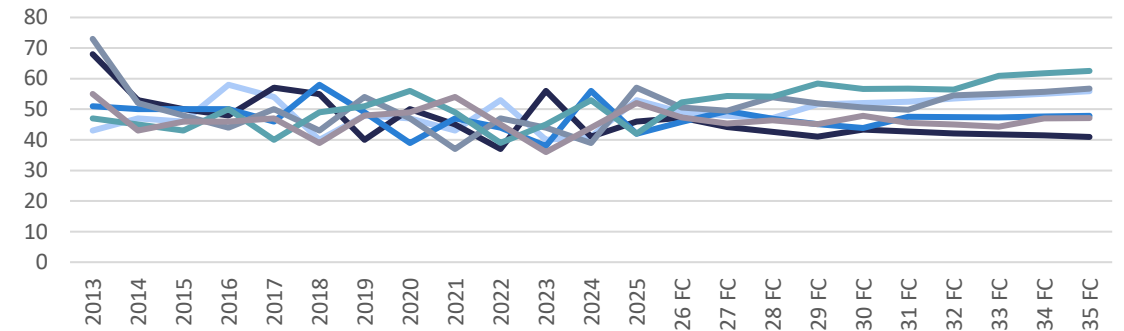
Kendallvue



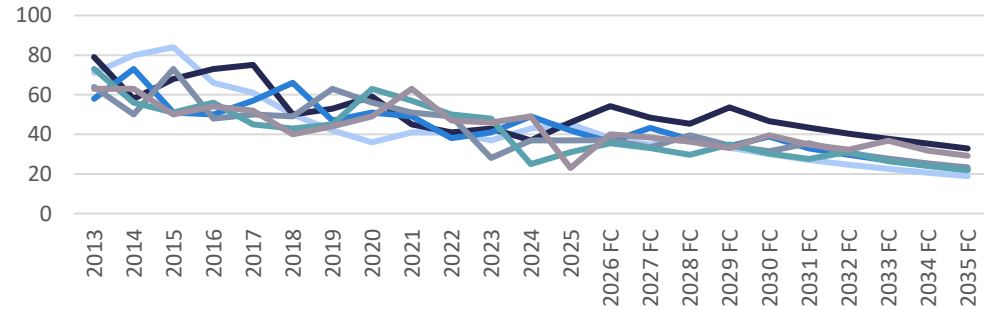
Bear Creek K-8



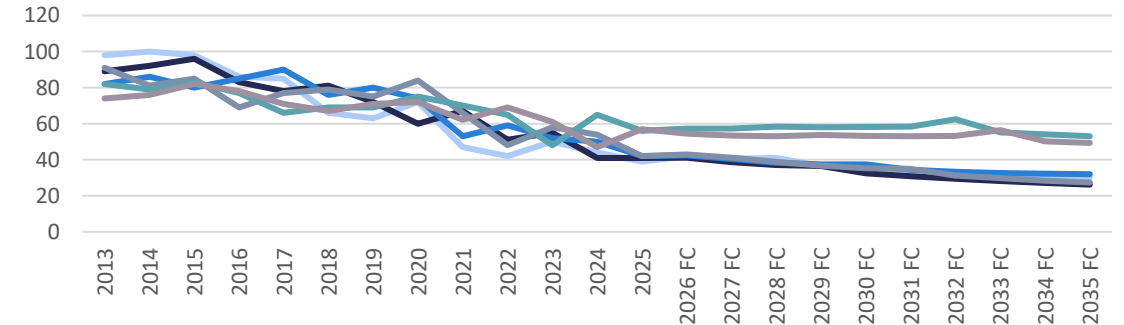
Kendrick Lakes



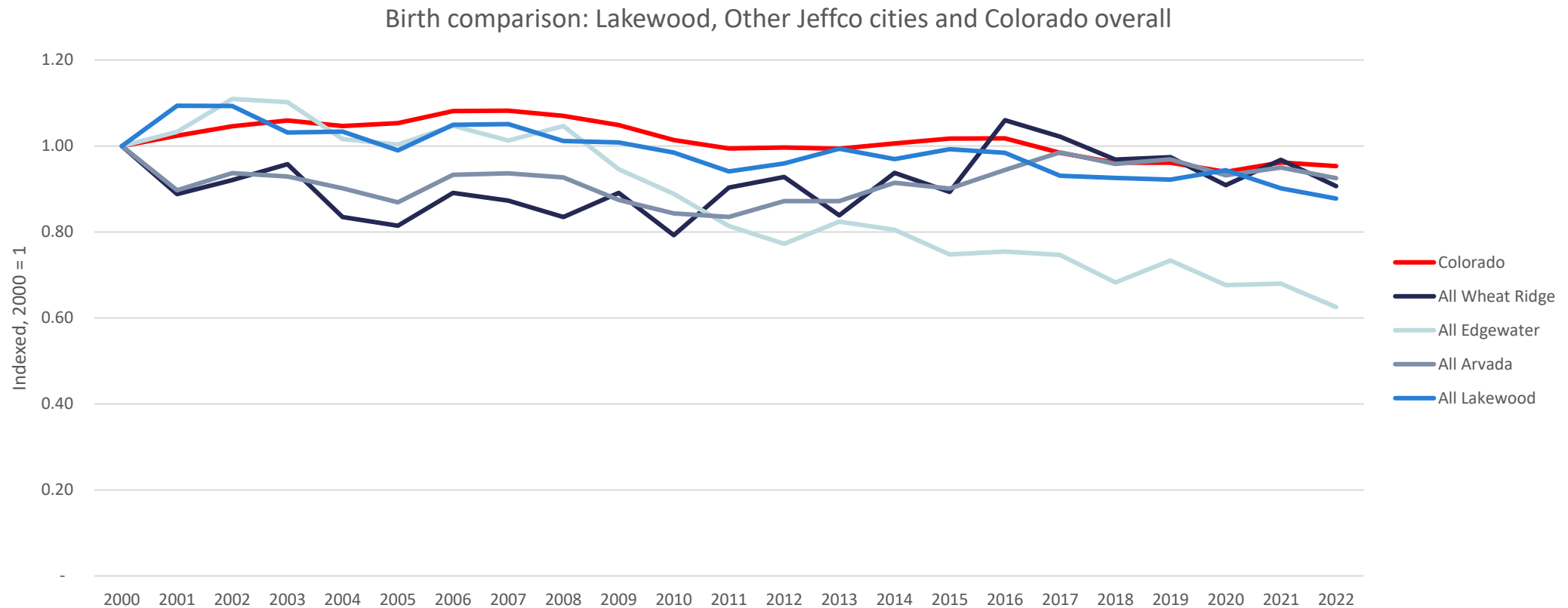
Eiber



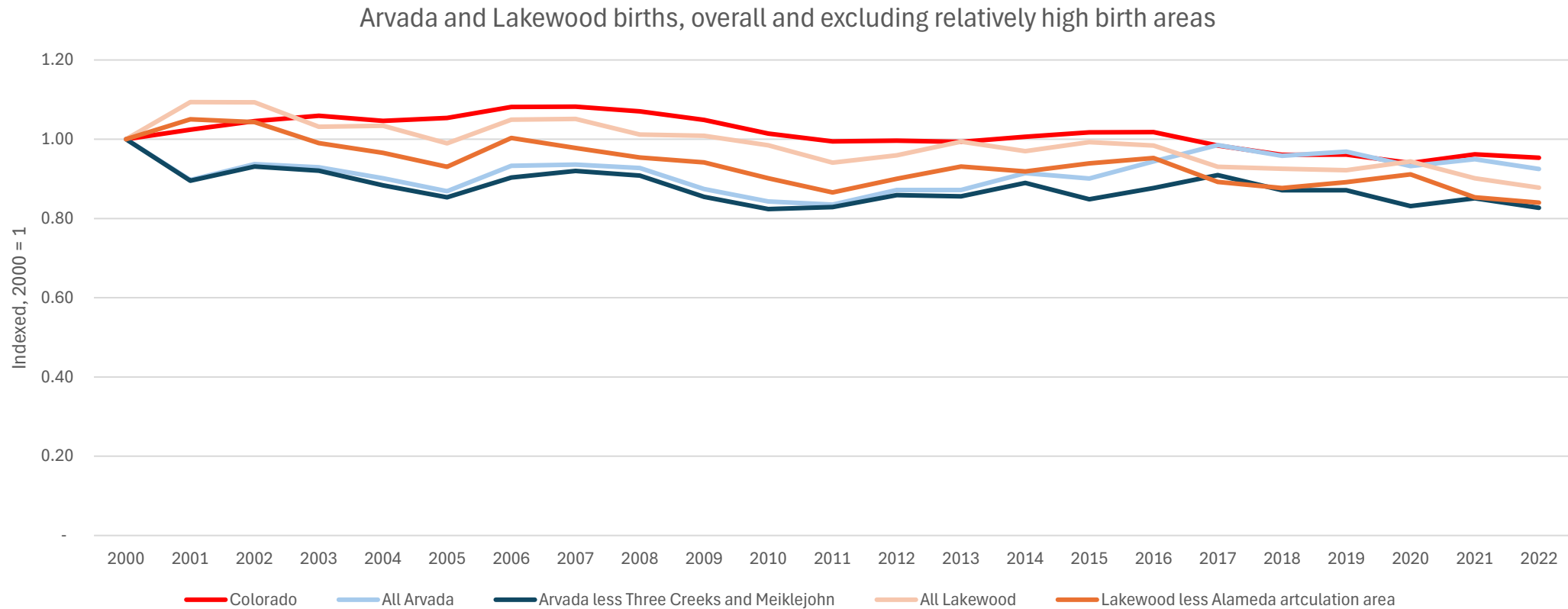
Westgate



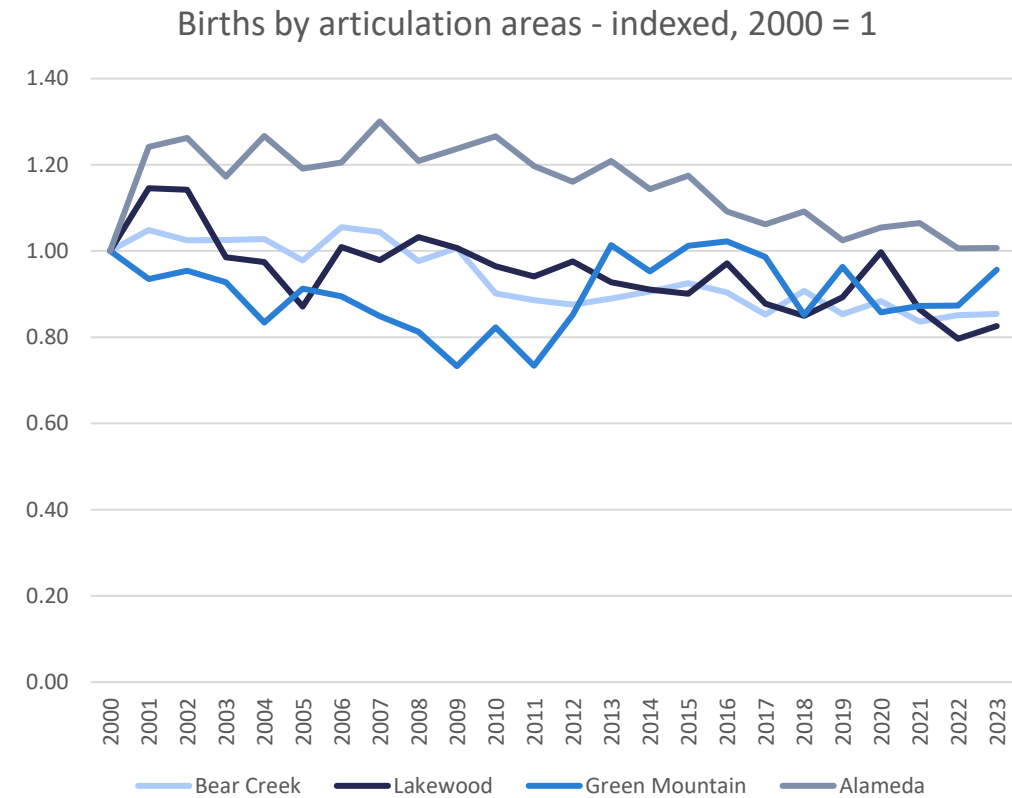
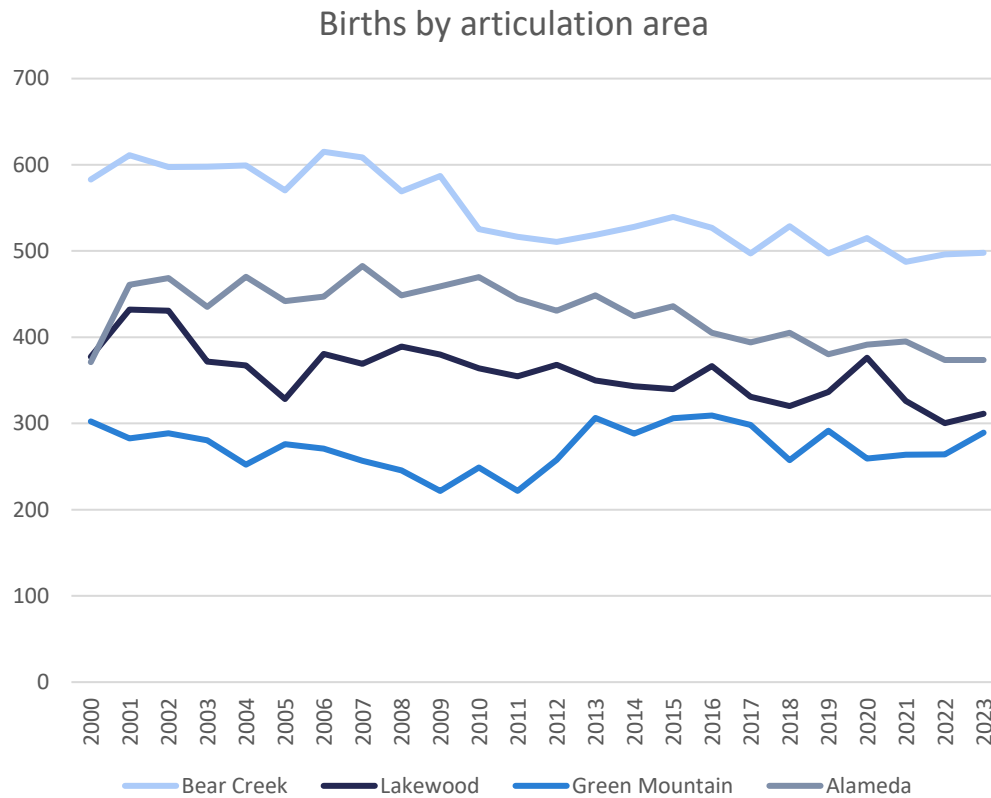
Lakewood birth rates lagging Colorado, Arvada and Wheat Ridge



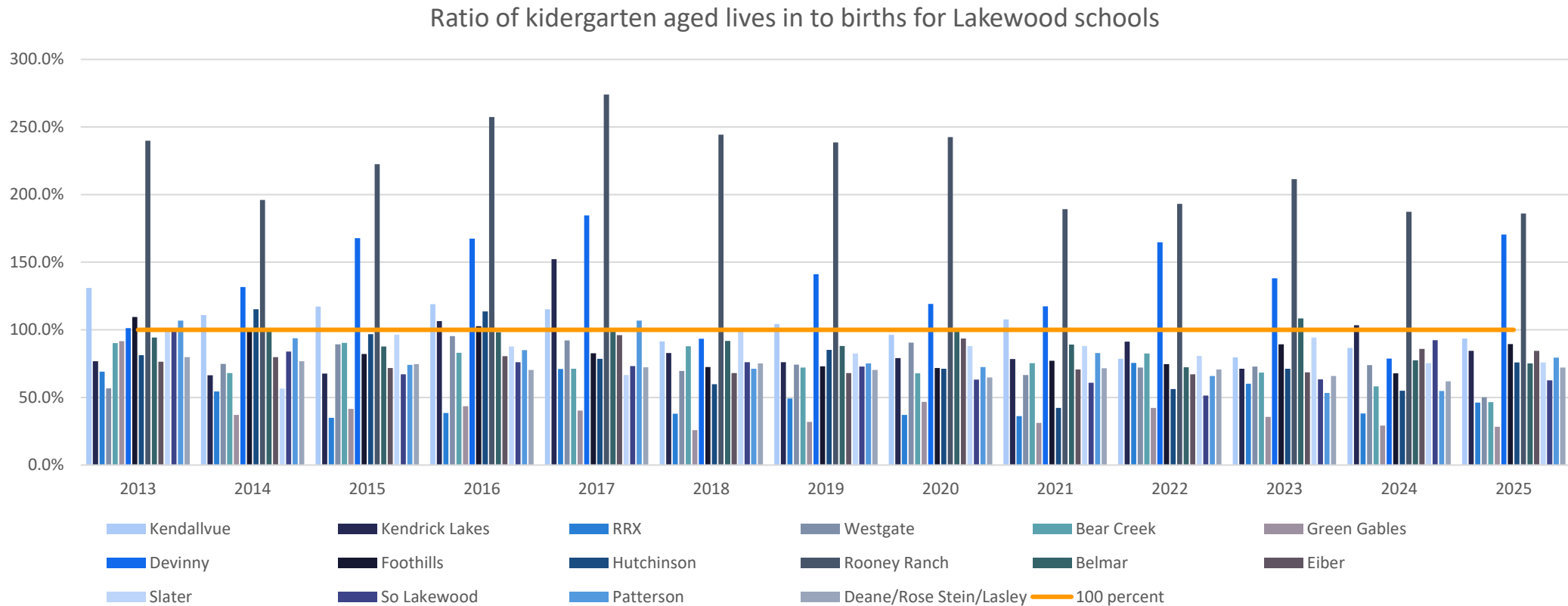
Similar to Arvada, one articulation area is boosting Lakewood births



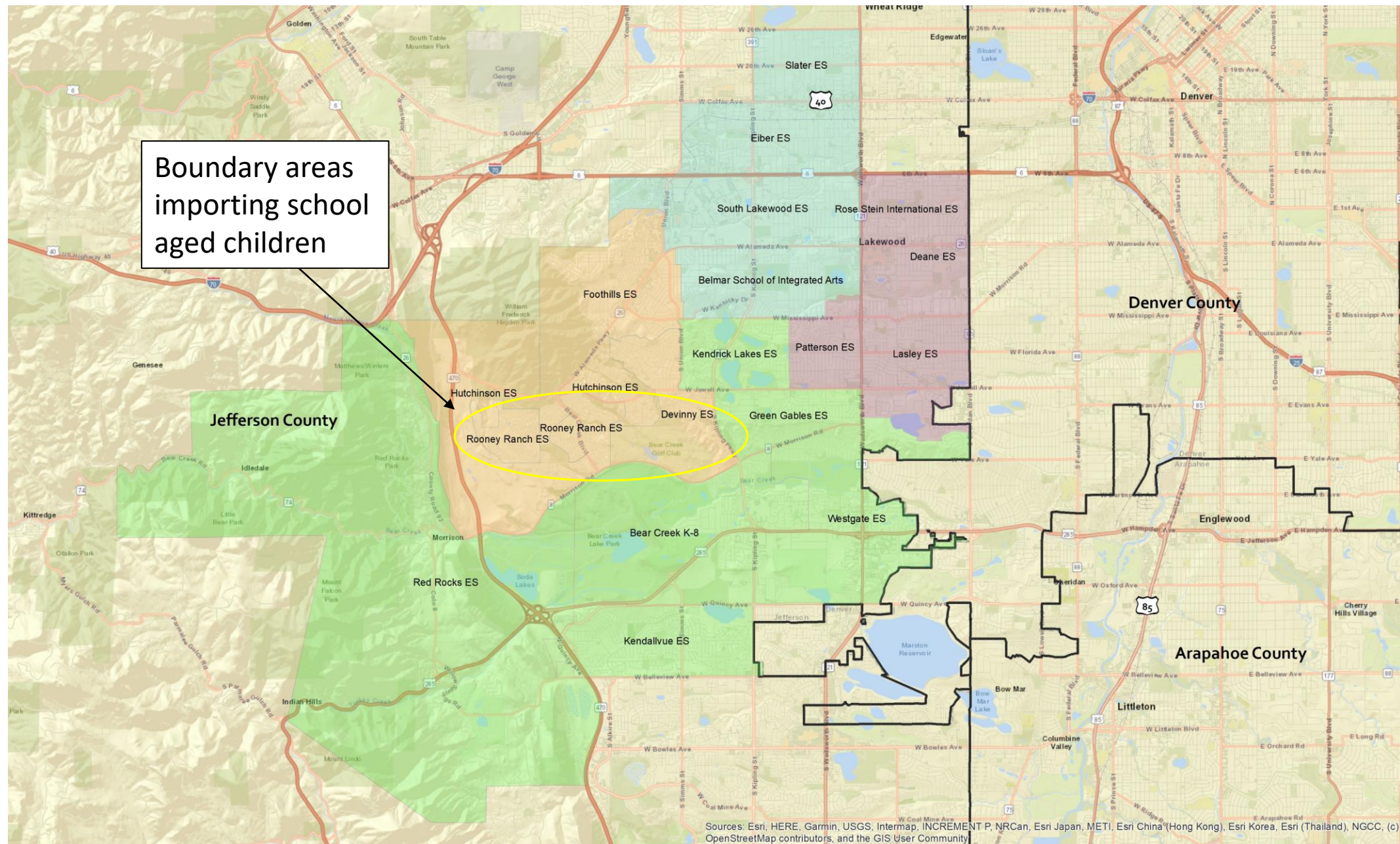
Bear Creek has highest number of births. Only Alameda articulation area has birth rates above 2000 levels



Only Rooney Ranch and Devinny are consistent “importers” of kindergarten aged children. They are among the “older” of the boundaries.



Boundary areas
importing school
aged children



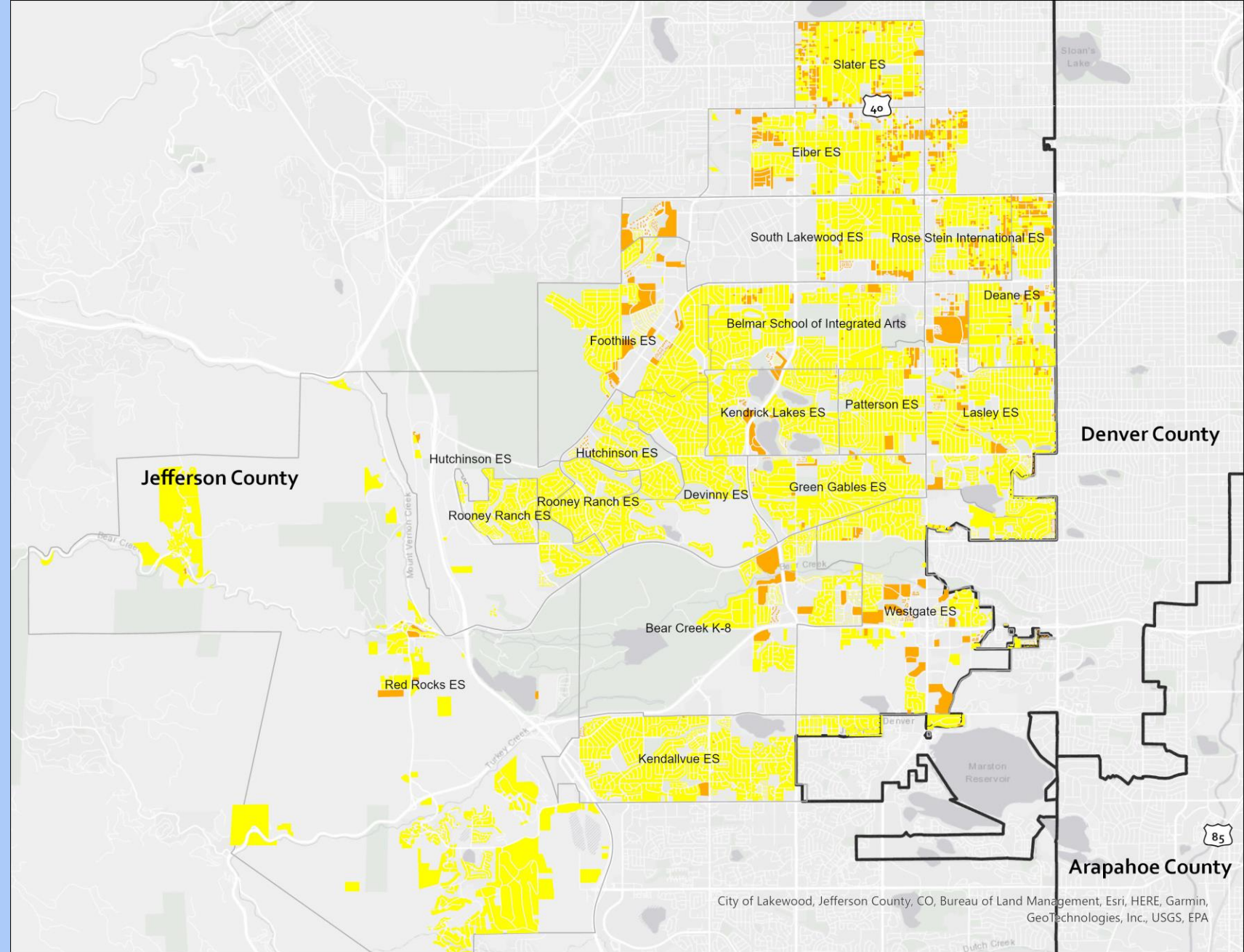
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Setting the context

HOUSING TENURE, AGE AND DEVELOPMENT PIPELINE

Lakewood housing predominately single family

With pockets of multifamily in the
north and east portions of the city



Single family



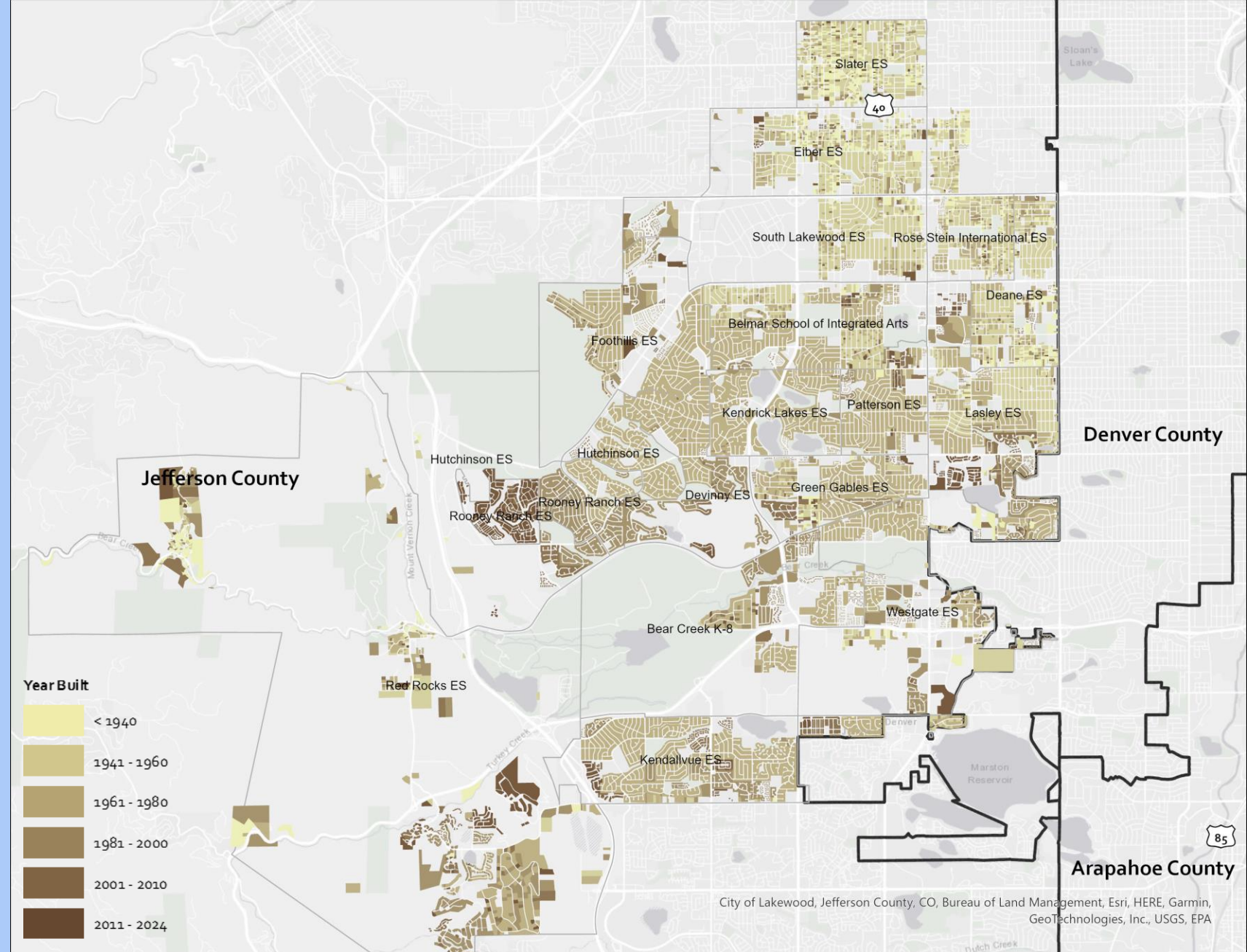
Multifamily

Housing inventory generally gets newer as move west and south

Future consideration:

Lakewood City council taking up zoning update that could expand housing options to address the “missing middle” homes needed to support families.

https://coloradosun.com/2025/08/07/opinion-lakewood-colorado-housing-crisis-middle-housing/?mc_cid=fdb1d0a8cf&mc_eid=ce1f40ef75



- Kendall Townhomes**

 - Under Construction
 - 1590 KENDALL ST
 - 8 Attached Dwelling units
- Soar Autism Center**

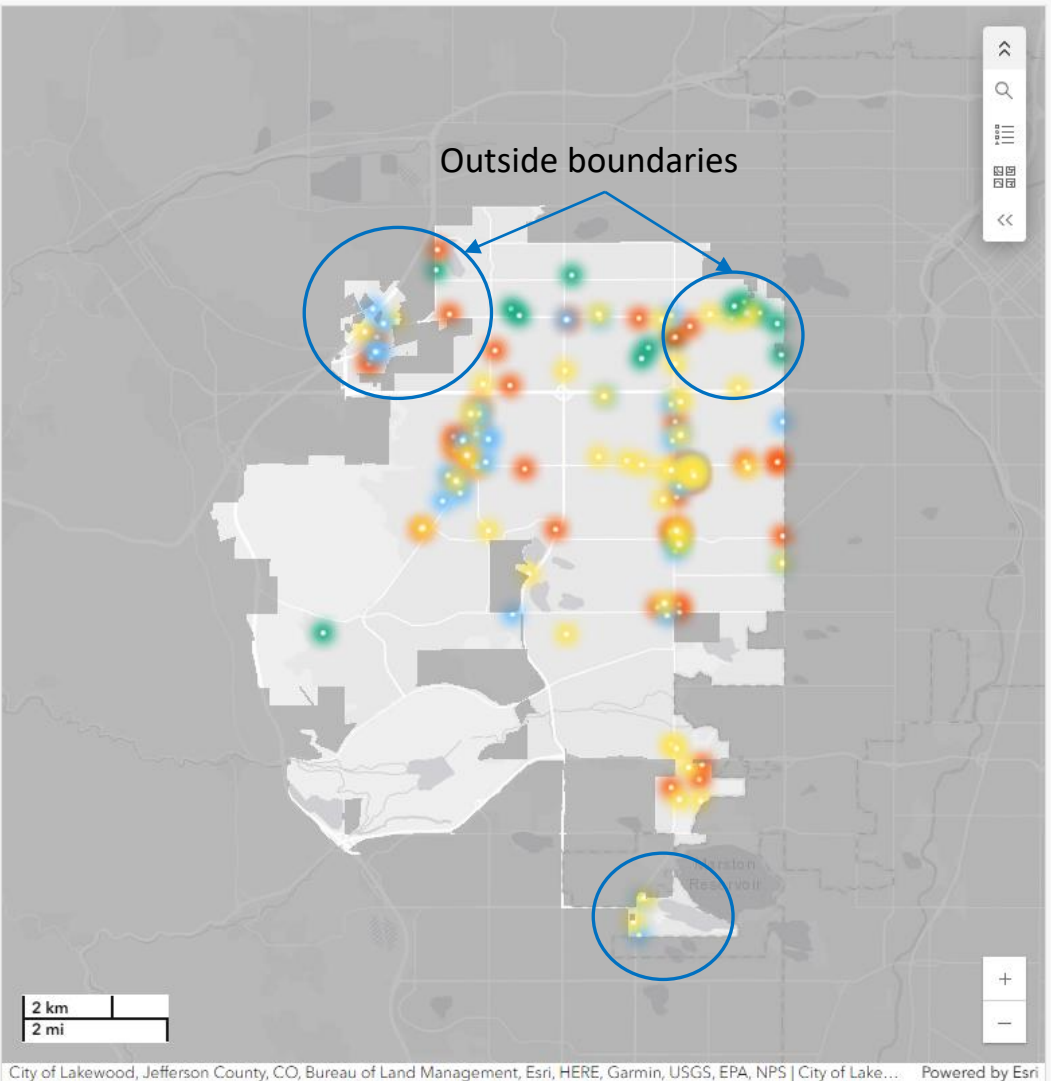
 - Completed 2025
 - 13949 W COLFAX AVE 150
 - TENANT FINISH OR REMODEL
- Chuck & Don's Pet Food & Supplies**

 - Under Construction
 - 12051 W ALAMEDA PKWY
 - Tenant remodel for Chuck & Don's Pet Food & Supplies
- Little Red Barn Nursery**

 - Completed 2025
 - 12180 W ALAMEDA PKWY B
 - Remodel for Little Red Barn Nursery
- Whitcomb Selinsky**

 - Completed 2025
 - 300 Union Blvd 200
 - Tenant finish or remodel for new office space
- Homewood Suites by Hilton Denver West**

 - Completed 2025
 - 139 Union Blvd
 - New signs for Homewood Suites by Hilton Denver West



Total Projects

168

Completed 2024

49

Completed 2025

39

Residential Projects

 14

Under Construction

Commercial Projects

 55

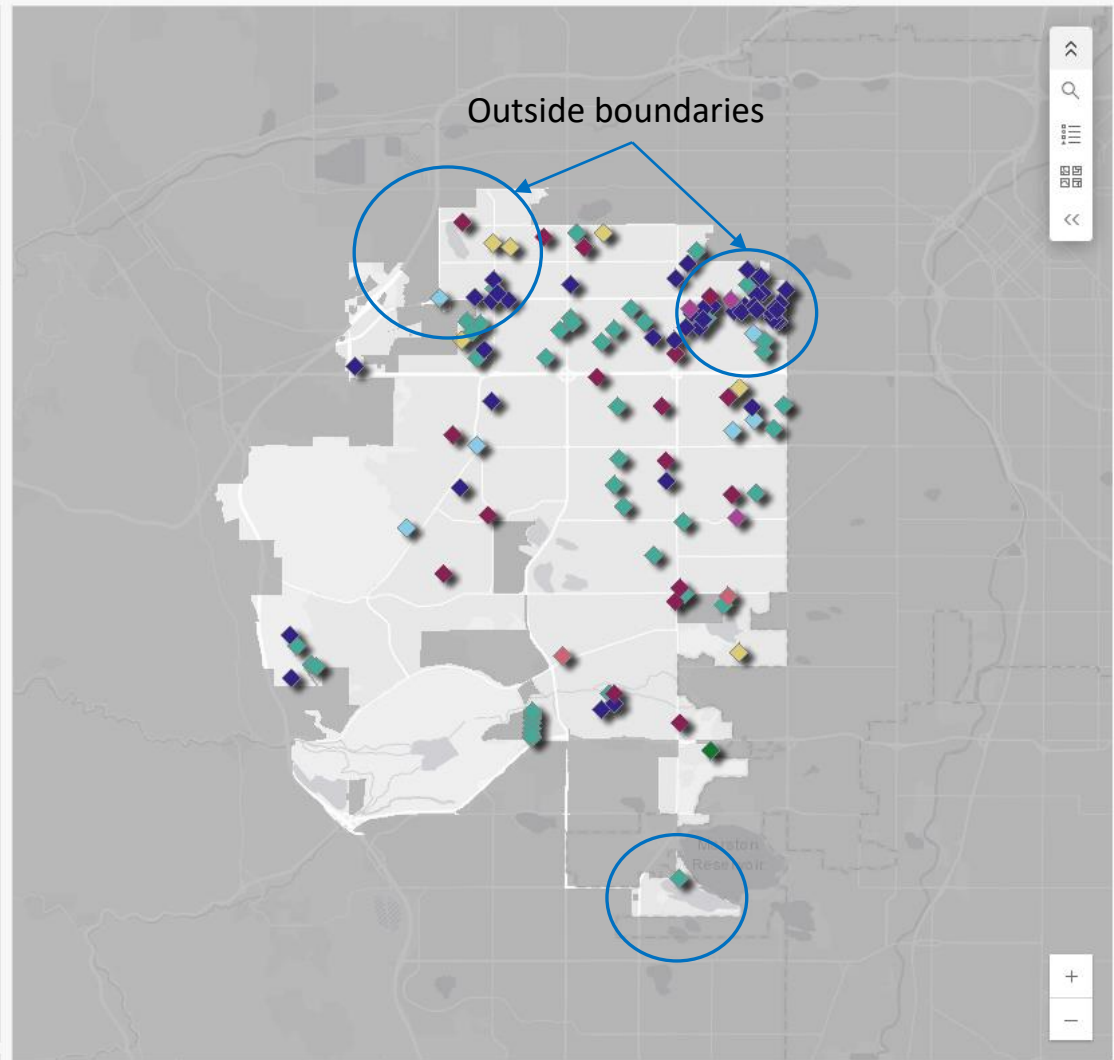
Under Construction

AL23-0036	- 120 S Chase St: Request for 1 Allocation
AL23-0037	- 5275 W 1ST AVE: Request for 3 Allocations
AL23-0046	- 8820 W Alaska Pl SFR
AL23-0048	- 140 S. Lamar St addition, BLDG 22-01164
AL23-0052	- Green Gables Patio Ranches aka Lakeridge
AL23-0058	- 15544 W Auburn Ave: Request for 12 Allocations
AL23-0059	- 15568 W Washburn Ave: Request for 16 Allocations
AL25-0001	- 733 Miller Ct
AL25-0002	- Vassil Residence 8975 Bear Creek Dr
AL25-0003	- 3383 S Newcombe St SFR
AL25-0004	- 7500 W. Mississippi Condos
AL25-0005	- Solterra Filing 18
AL25-0007	- 3275 S Newcombe St
AL25-0008	- 120 Everett St
AL25-0009	- 761 Union St. Mother in law unit addition.
AL25-0010	- Benton Duplexes - 1427, 1429, 1433, 1435
AL25-0011	- garrison adu
AL25-0012	- 1085 Everett Court
AL25-0013	- Torres Residence
AL25-0014	- 925 Depew St. ADU
AL25-0015	- Sherrill BLDG25-00333
AL25-0016	- 5870 W Ohio Ave
AL25-0017	- Mooncourt Townhomes
AL25-0018	- 1275 van Gordon
AL25-0020	- 1131 urban st
BA22-0007	- 7050 W. Hampden Avenue
CS25-0001	- 1888 S. Wadsworth Comprehensive Sign Plan

AL - RESIDENTIAL DWELLING UNIT ALLOCATION

Project No.

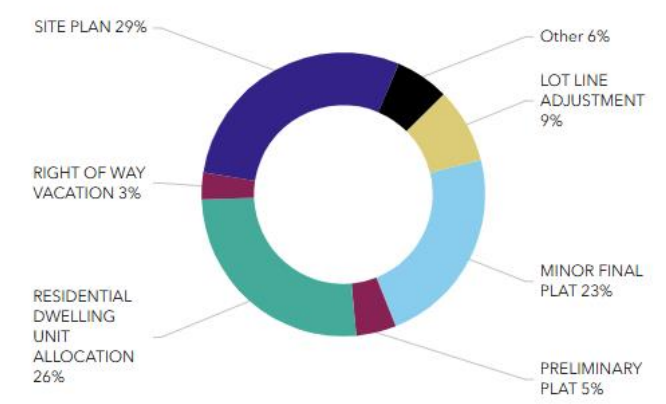
AL25-0005



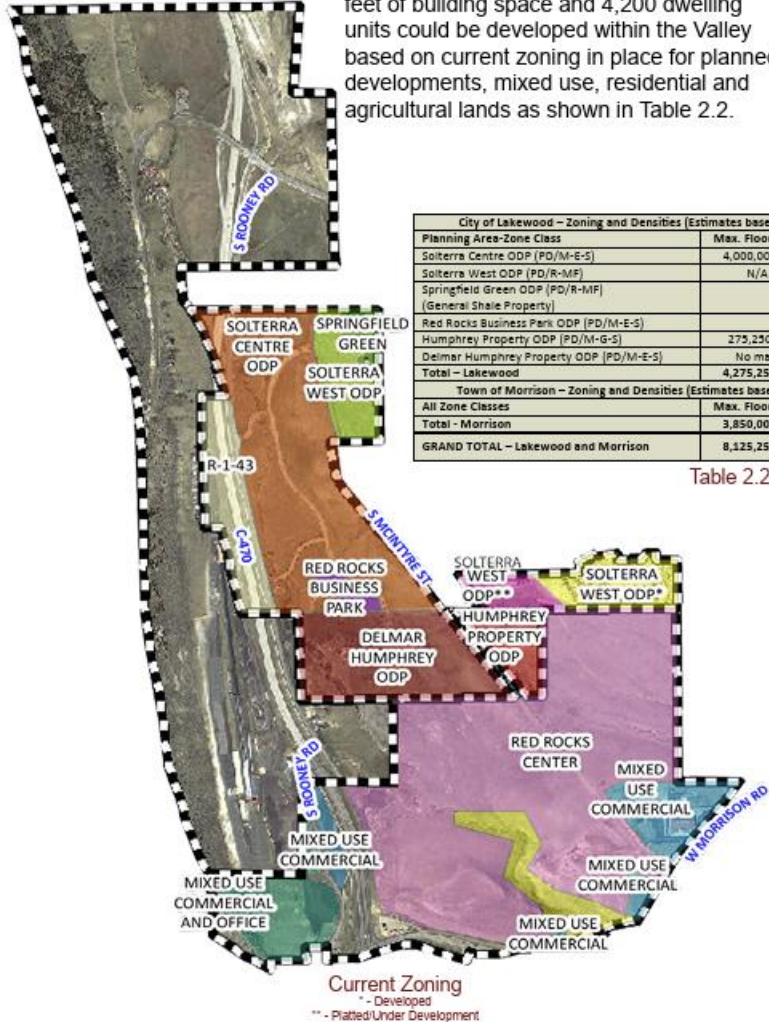
[Map](#) [Help/Information](#)

Total Current Planning Cases

197



Property in the IGA area currently is subject to a variety of zoning classifications from three governing bodies. The existing zoning in the Rooney Valley is comprised of planned developments, mixed use, residential and agricultural. Throughout the planning process, net build out calculations were determined by evaluating constraints such as physical site conditions, infrastructure limitations, zoning ordinances and subdivision regulations to understand tangible development scenarios in the Valley. Approximately 8 million square feet of building space and 4,200 dwelling units could be developed within the Valley based on current zoning in place for planned developments, mixed use, residential and agricultural lands as shown in Table 2.2.



City of Lakewood – Zoning and Densities (Estimates based on mid-range development projections)			
Planning Area-Zone Class	Max. Floor Area	Max. Units	Acres (Gross)
Solterra Centre ODP (PD/M-E-S)	4,000,000 SF	2,146	119.3
Solterra West ODP (PD/R-MF)	N/A	452	31.6
Springfield Green ODP (PD/R-MF) (General Shale Property)		359	51.3
Red Rocks Business Park ODP (PD/M-E-S)			8.9
Humphrey Property ODP (PD/M-G-S)	275,250 SF	270	22.2
Delmar Humphrey Property ODP (PD/M-E-S)	No max.	No max.	76.6
Total – Lakewood	4,275,250 SF	3,227	309.9
Town of Morrison – Zoning and Densities (Estimates based on mid-range development projections)			
All Zone Classes	Max. Floor Area	Max. Units	Acres
Total - Morrison	3,850,000 SF	1,000	405.5
GRAND TOTAL – Lakewood and Morrison	8,125,250 SF	4,227	715.4

Table 2.2

Note: Not an official zoning map. For illustrative purposes only.

Rooney Valley

Comprehensive plan: buildout projections within Hutchinson ES boundary ~3,400 units.

<https://www.lakewood.org/files/assets/public/v/1/planning/comprehensive-planning/pdfs/community-plans/joint-master-plan/plan-rooney-valley-adopted-feb-2017.pdf>

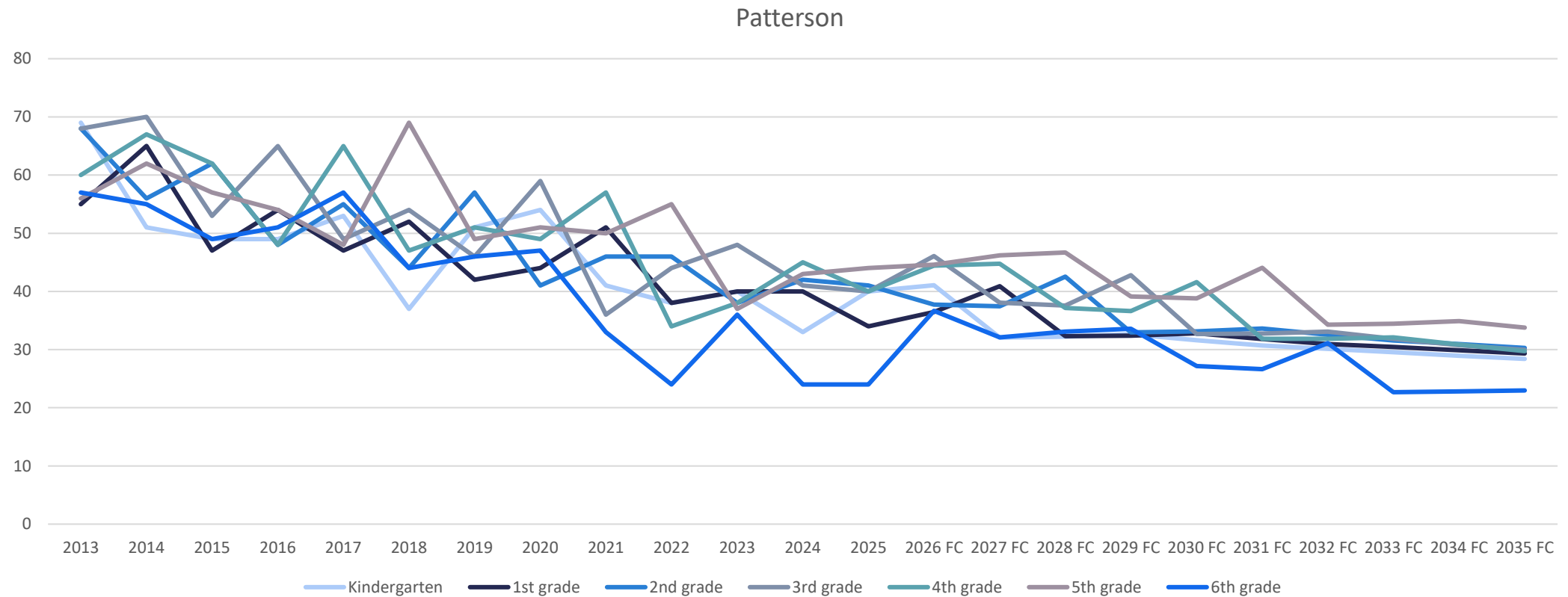
Alameda articulation area: Draft enrollment forecast

RESIDENTS AMONG THE OLDER IN THE CITY

SLIGHTLY HIGHER BIRTHS IN THIS ARTICULATION AREA SUGGEST THAT SOME HOUSING TURNOVER IS OCCURRING AND BIRTHS ARE SLOWING THE RATE OF ENROLLMENT DECLINE AT THE ELEMENTARY SCHOOL LEVEL

SCHOOL CONSOLIDATIONS AND BOUNDARY CHANGES ALSO ARE HELPING TO SUPPORT ENROLLMENT TRENDS IN THE REMAINING SCHOOLS

Patterson Elementary School draft enrollment forecast by grade

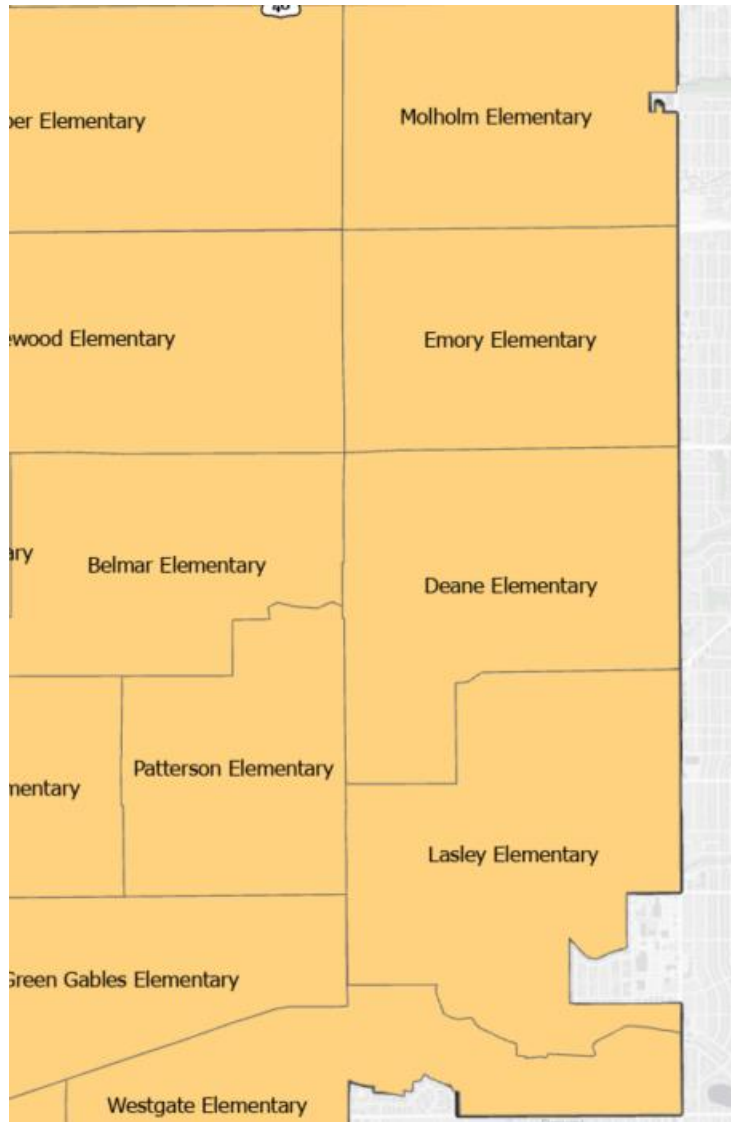


A note on forecasting Deane, Lasley and Rose Stein

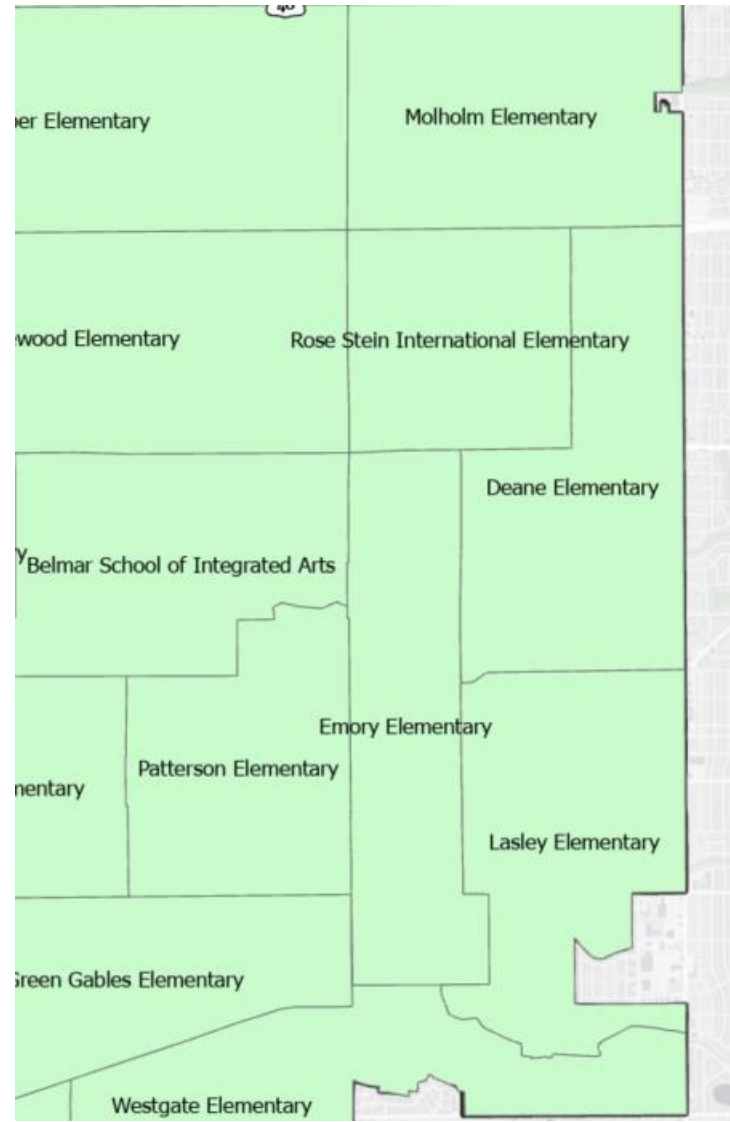
Boundary and programing changes (Rose Stein) preclude constructing a consistent history necessary for forecasting the three schools individually

Instead, created a “generic” school boundary around the three combined school boundaries and forecast the future cohort, by grade, for the generic boundary

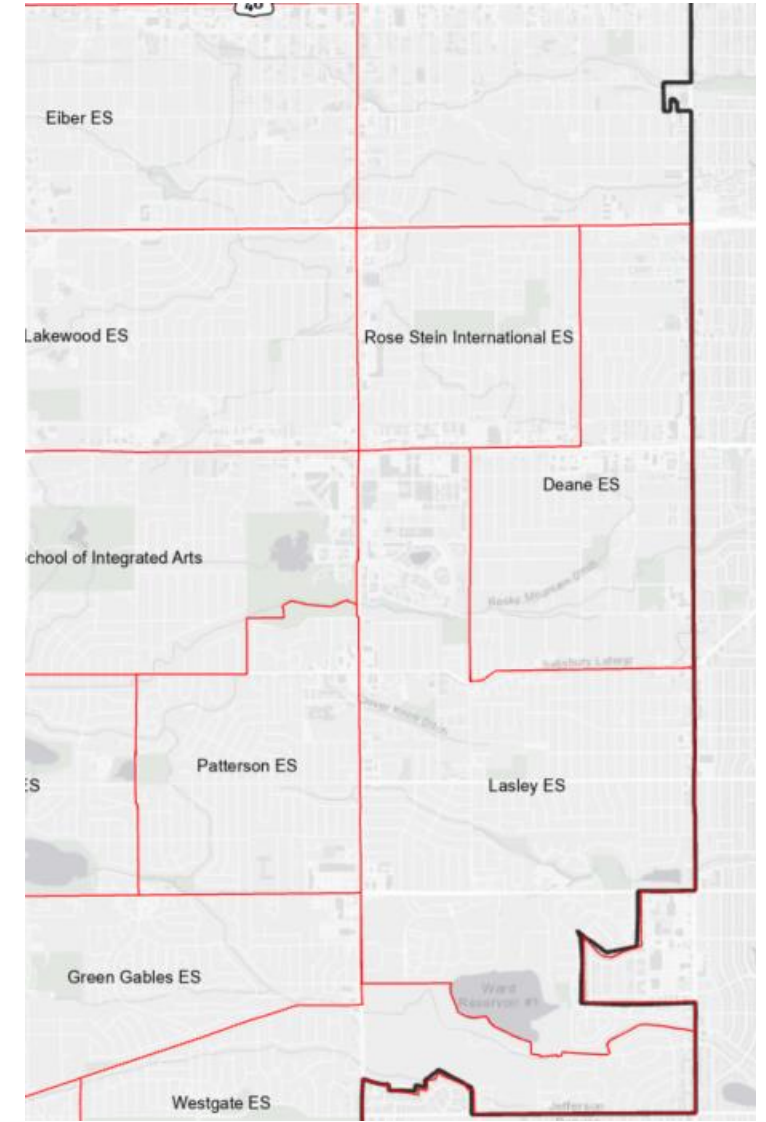
Then applied an allocation share based on the historical student split since the 2017-18 academic year



Previous 16/17

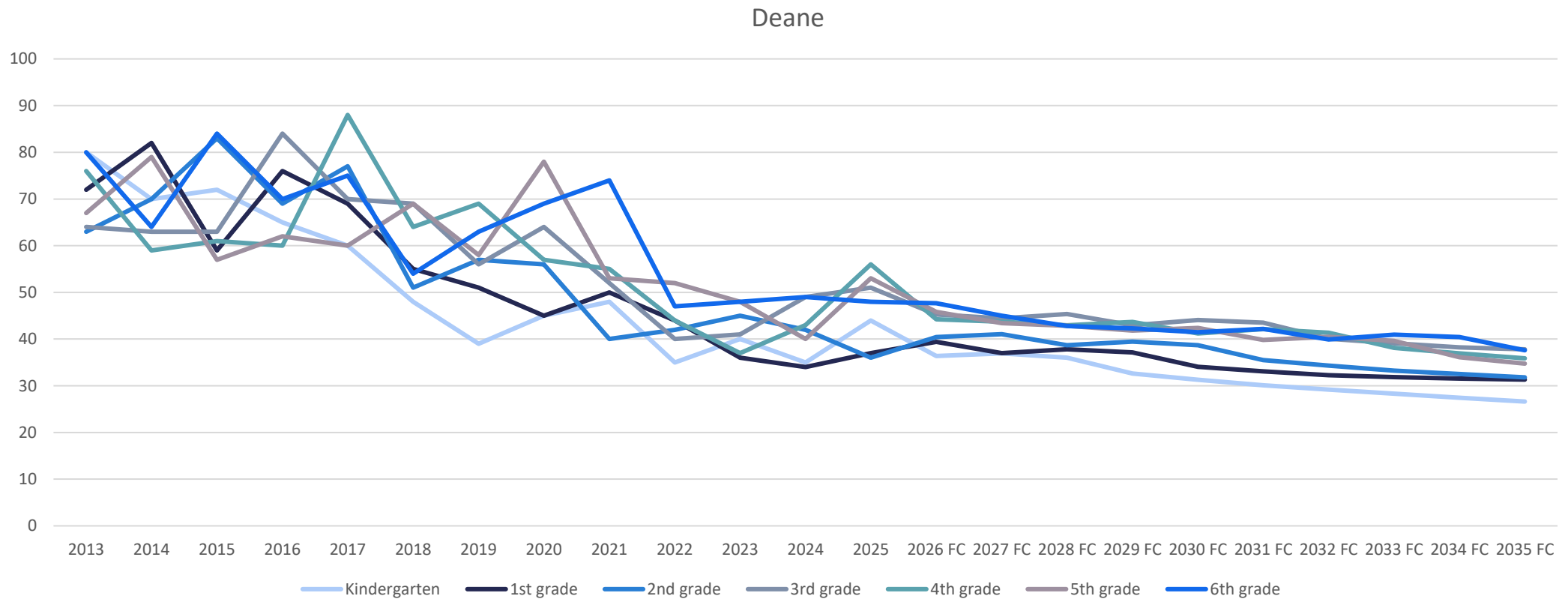


Previous 17/18

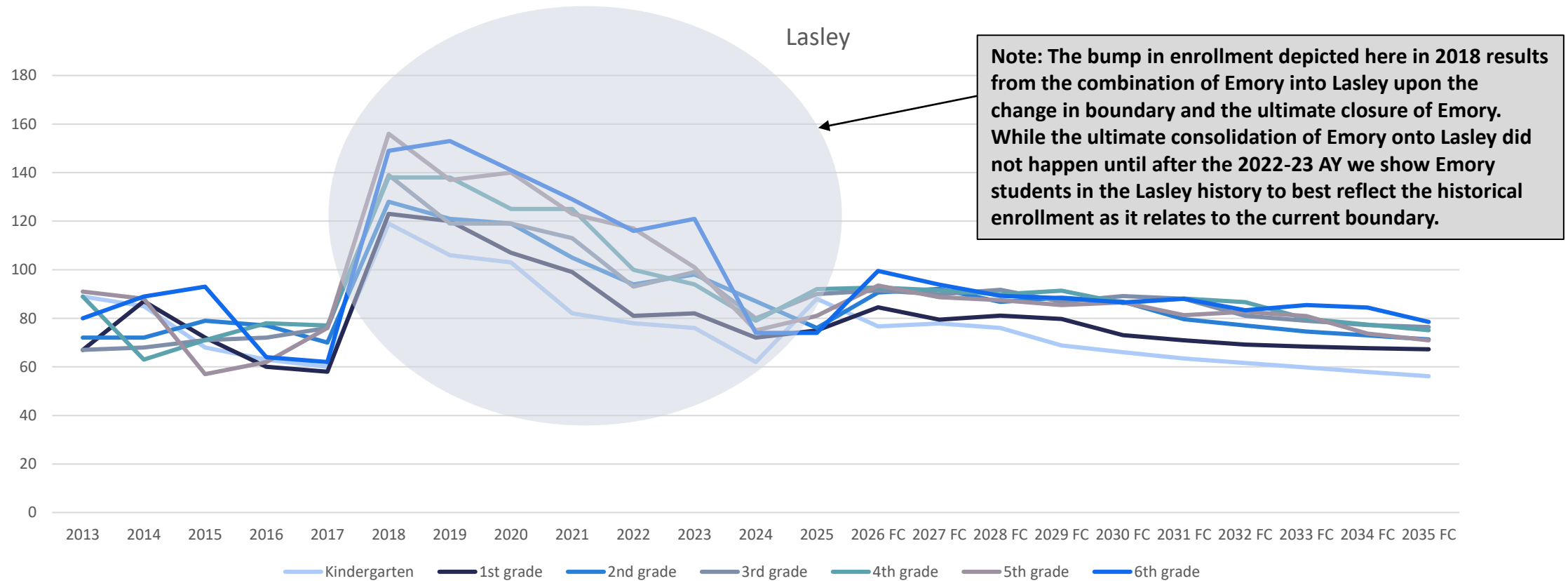


Current boundary

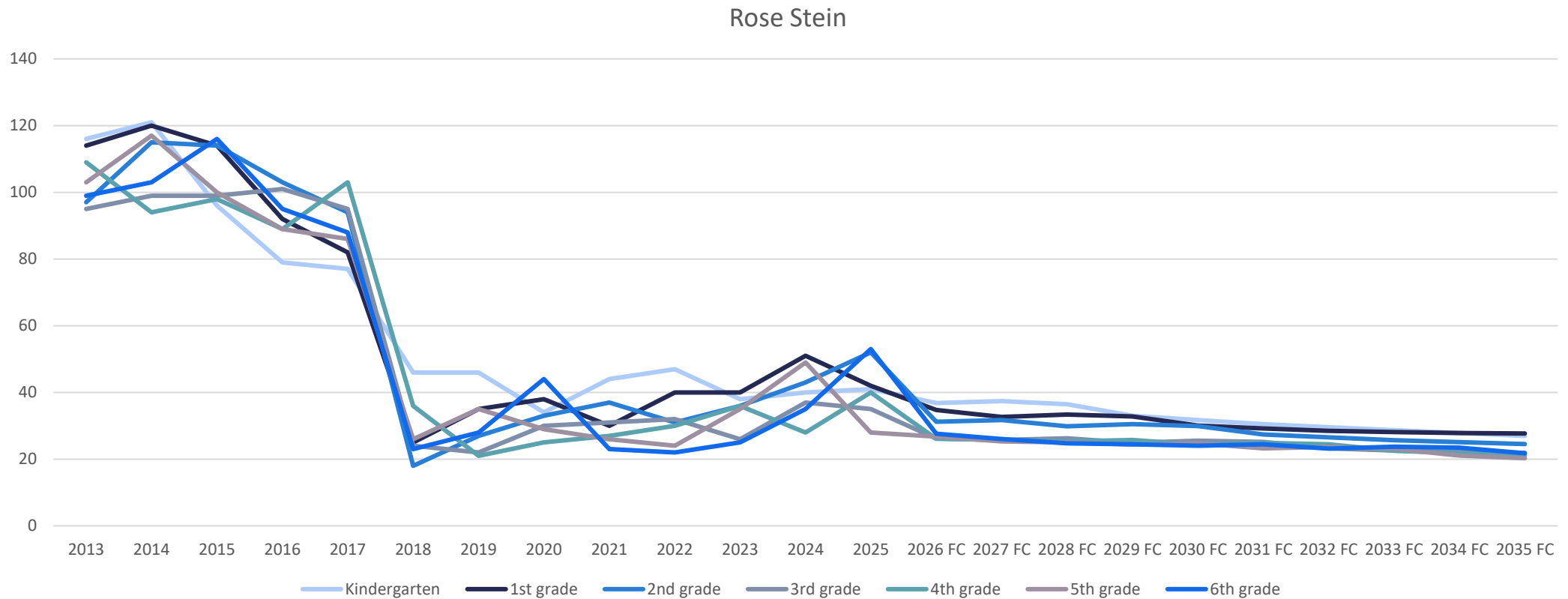
Deane Elementary School draft enrollment forecast by grade



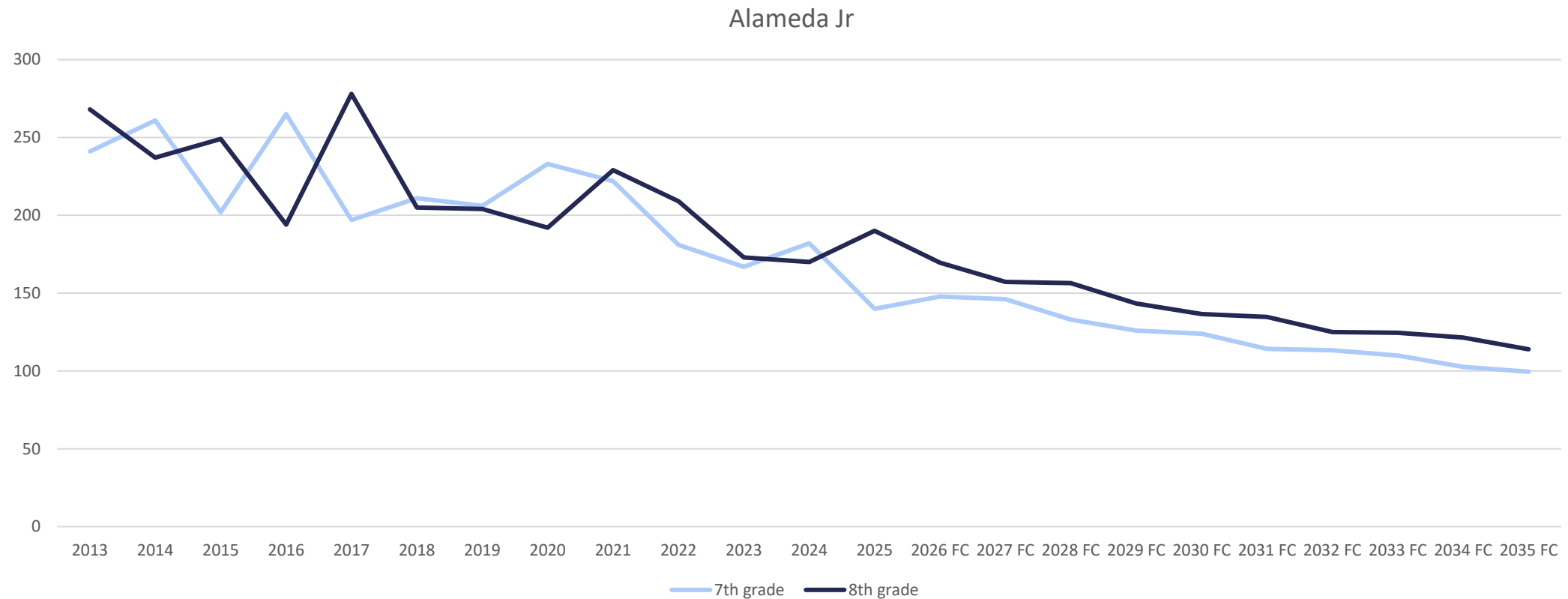
Lasley Elementary School draft enrollment forecast by grade



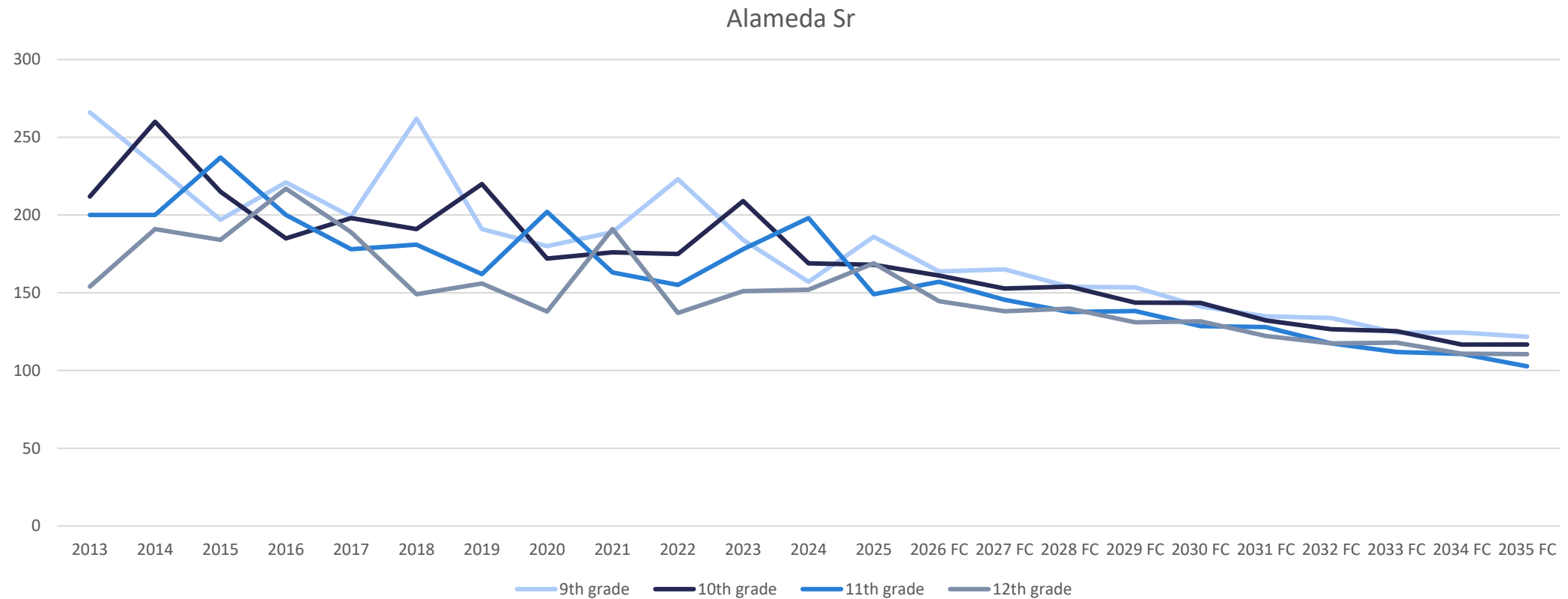
Rose Stein Elementary School draft enrollment forecast by grade



Alameda Junior High School draft enrollment forecast by grade



Alameda Senior High School draft enrollment forecast by grade



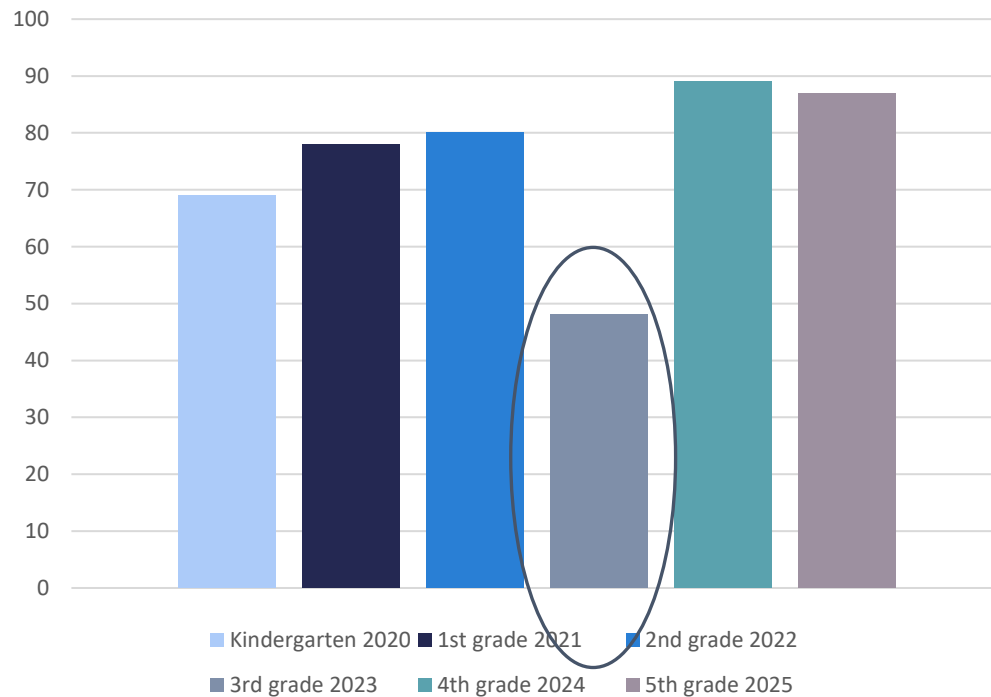
Green Mountain articulation area: Draft enrollment forecast

CHARACTERIZED BY A LARGELY STABLE STUDENT ENROLLMENT FORECAST

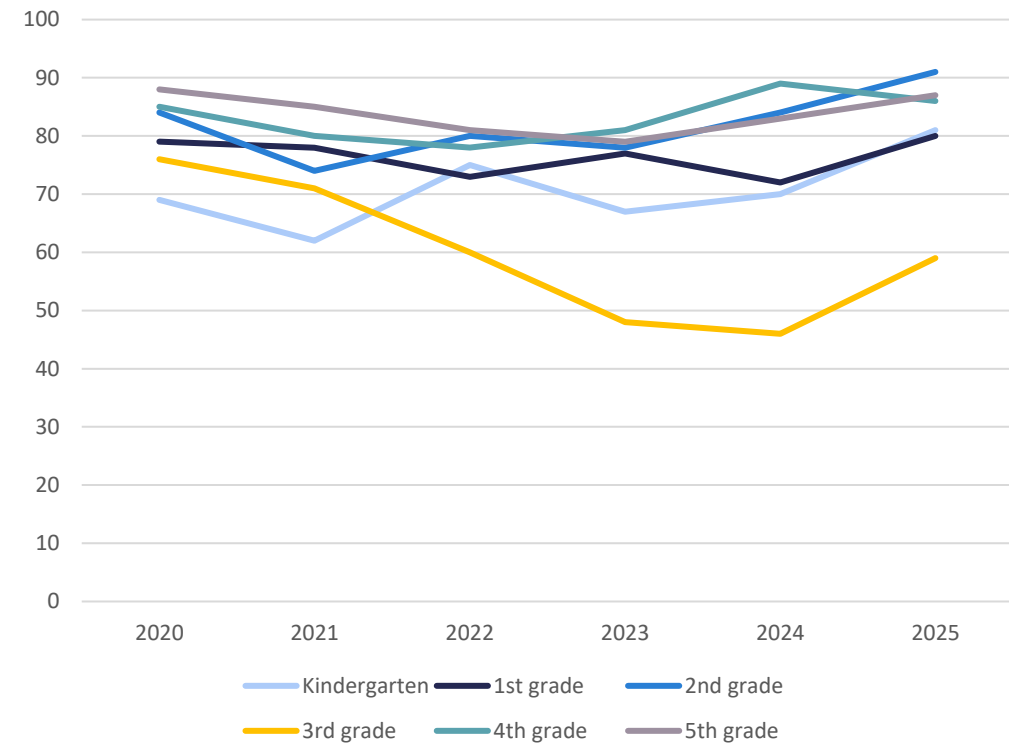
ROONEY VALLEY DEVELOPMENT(HUTCHINSON BOUNDARY) LIKELY WILL
YIELD A BUMP IN SCHOOL AGED POPULATION THAT WILL SUPPORT
ENROLLMENT IN THE ELEMENTARY AND SECONDARY SCHOOLS

Devinney has a break in the cohort data in 3rd grade starting in 2023

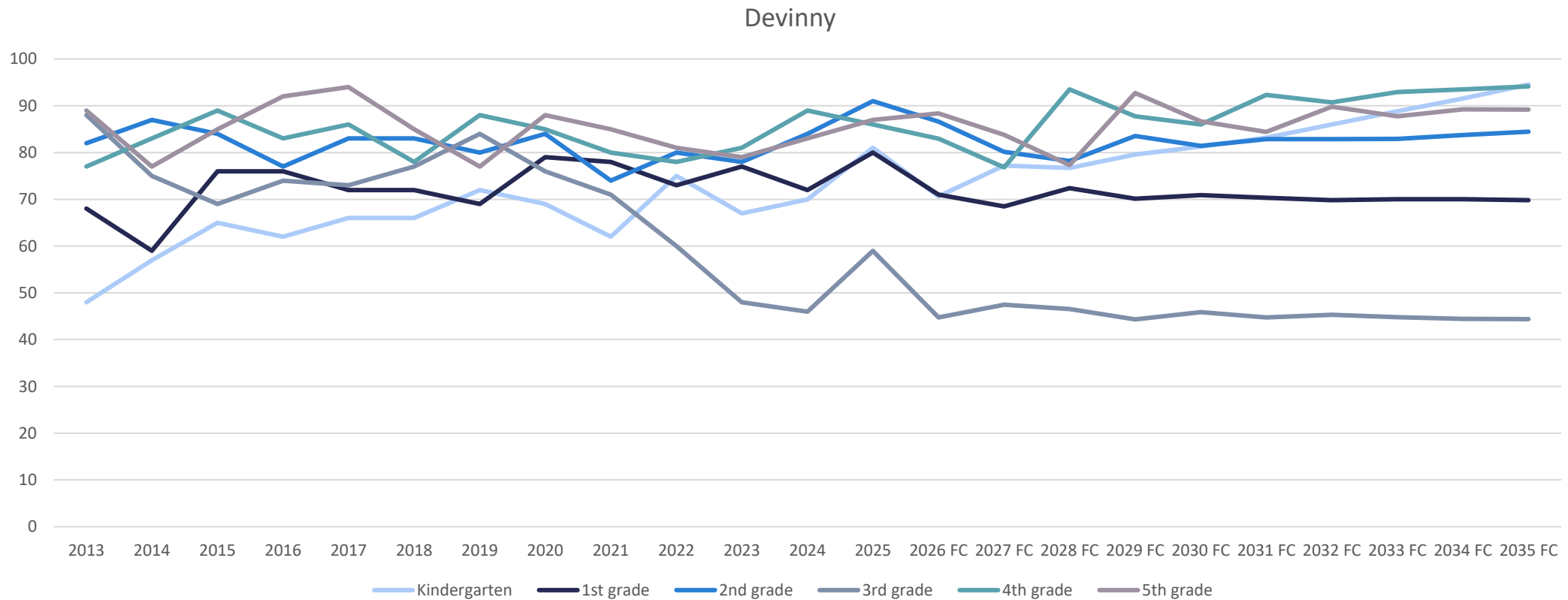
Devinney starting kindergarten 2020 cohort enrollment



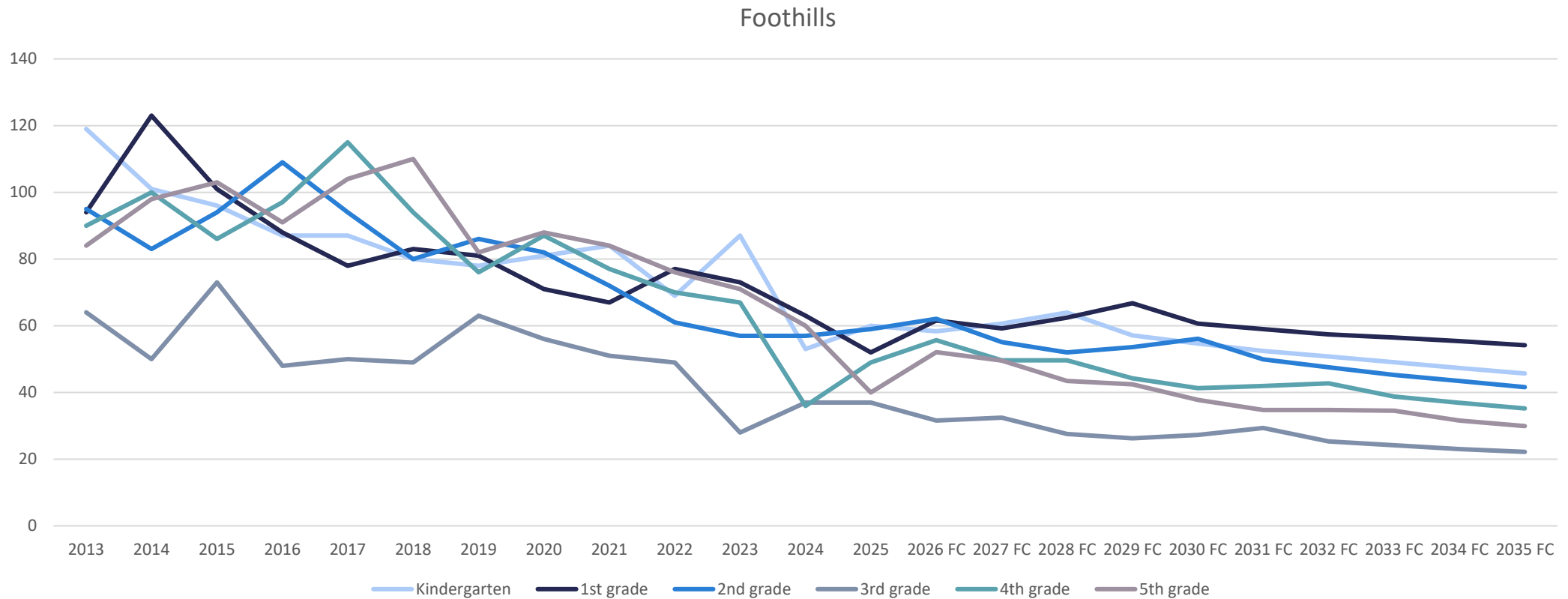
Devinney historic cohorts



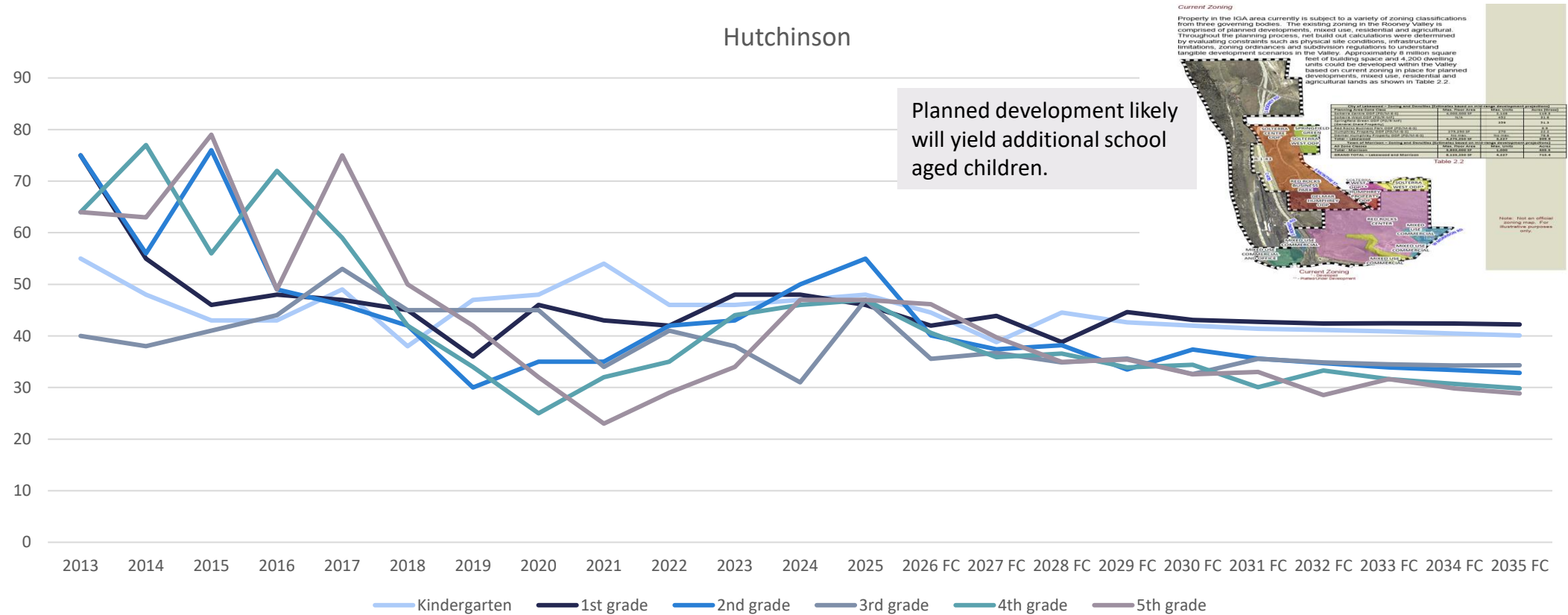
Devinny Elementary School draft enrollment forecast by grade



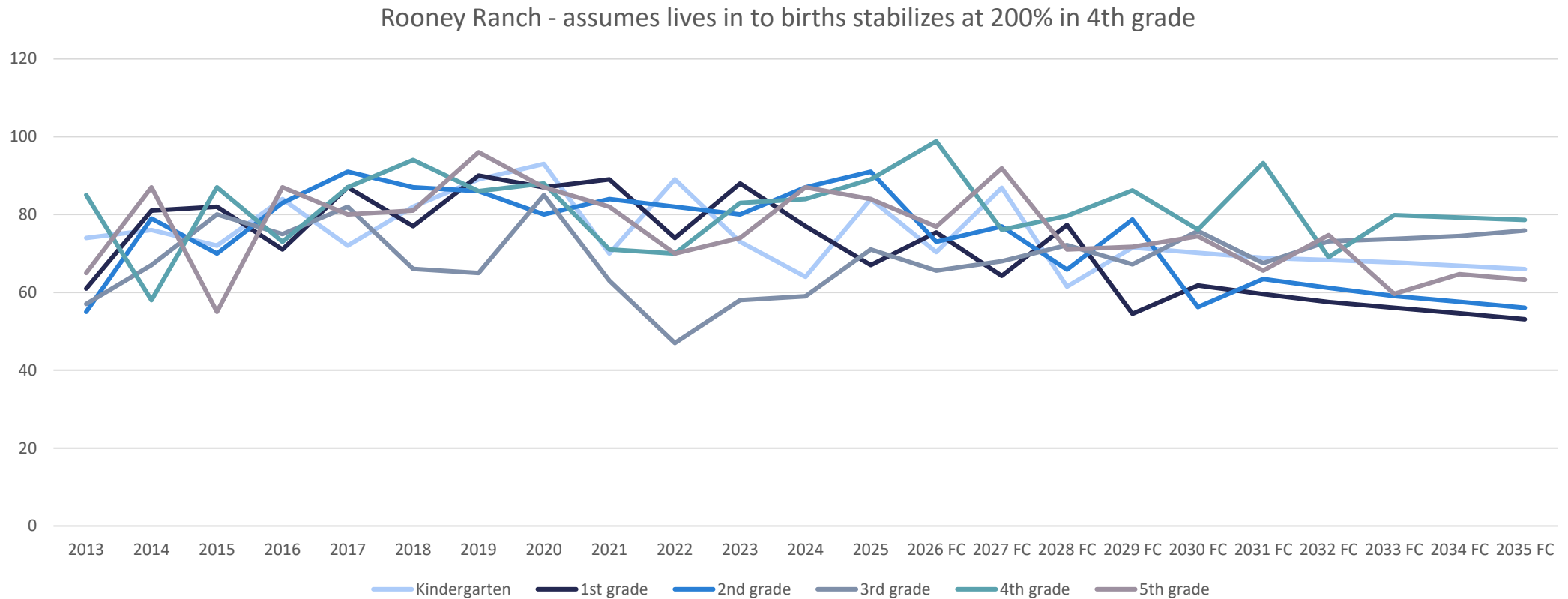
Foothills Elementary School draft enrollment forecast by grade



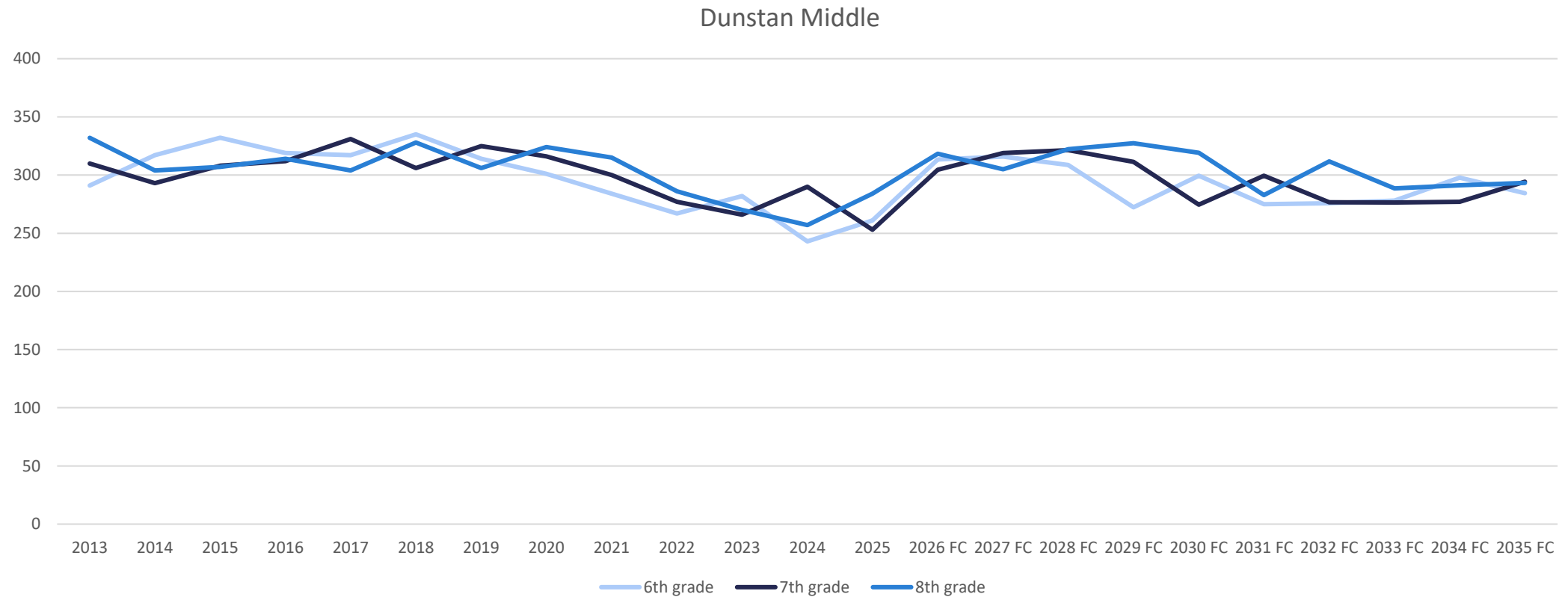
Hutchinson Elementary School draft enrollment forecast by grade



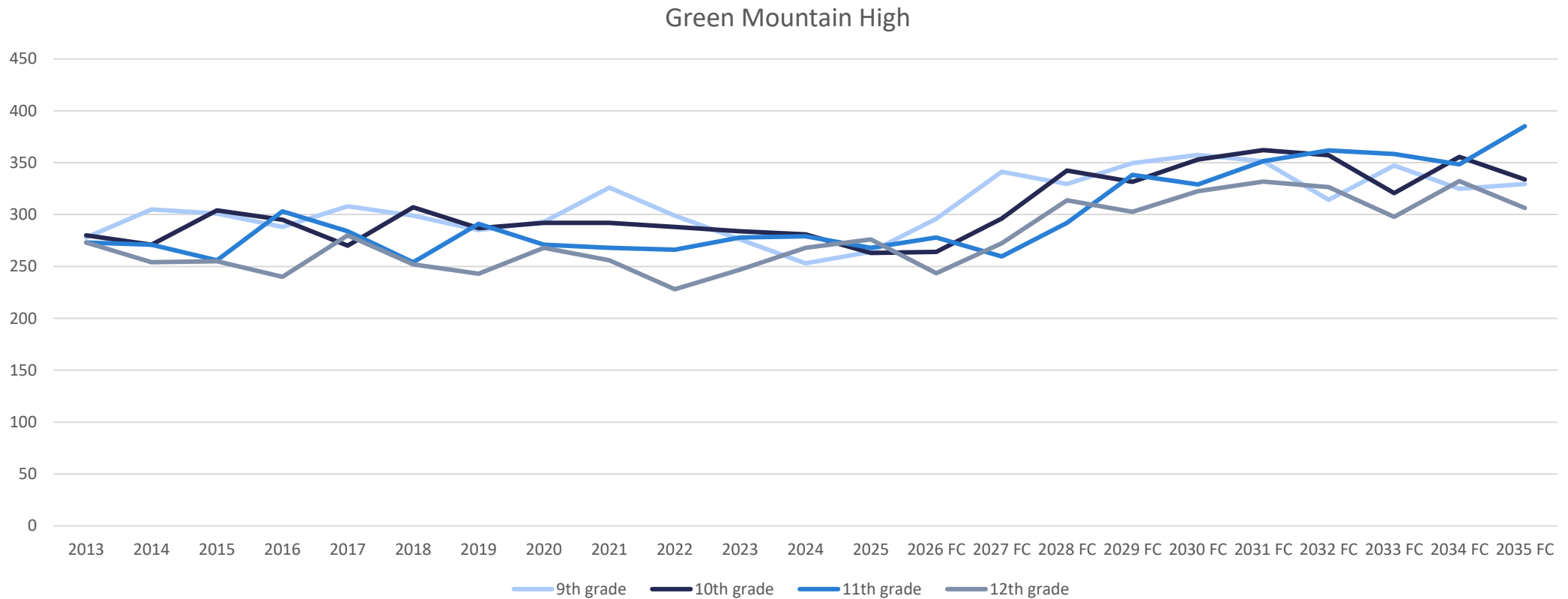
Rooney Ranch Elementary School draft enrollment forecast by grade



Dunston Middle School draft enrollment forecast by grade



Green Mountain High School draft enrollment forecast by grade

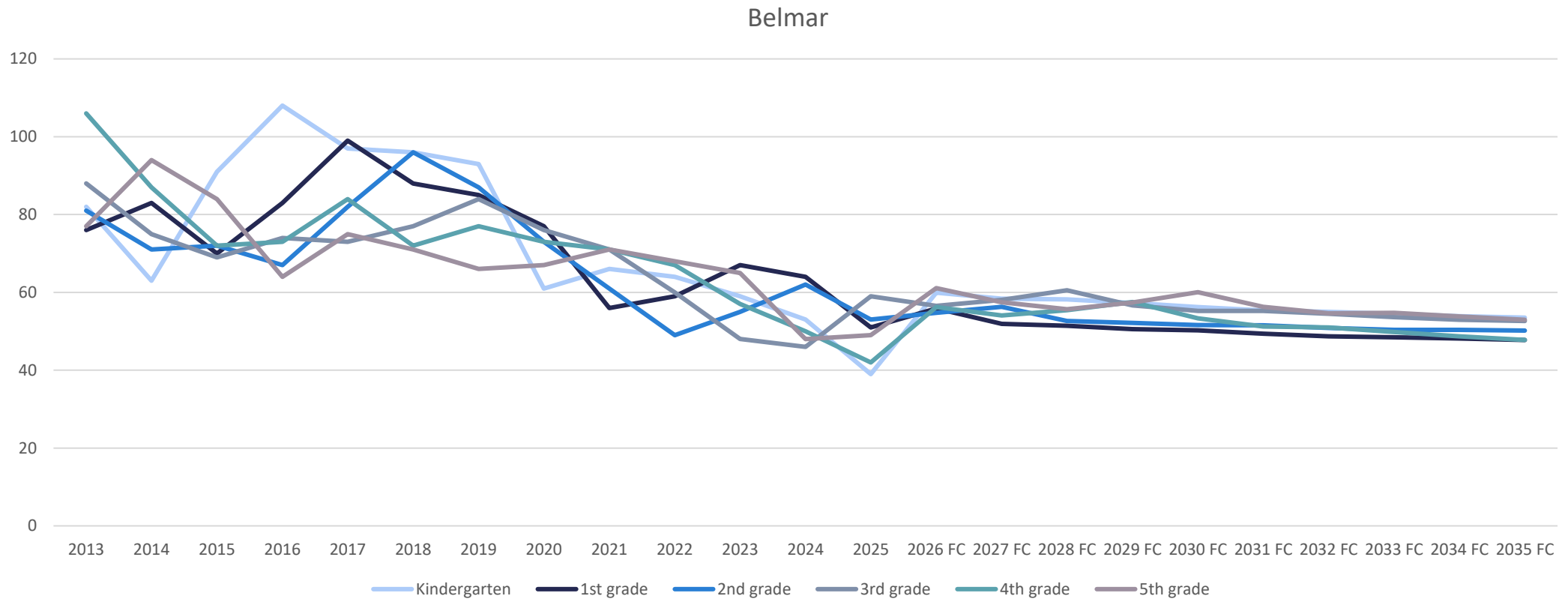


Lakewood articulation area: Draft enrollment forecast

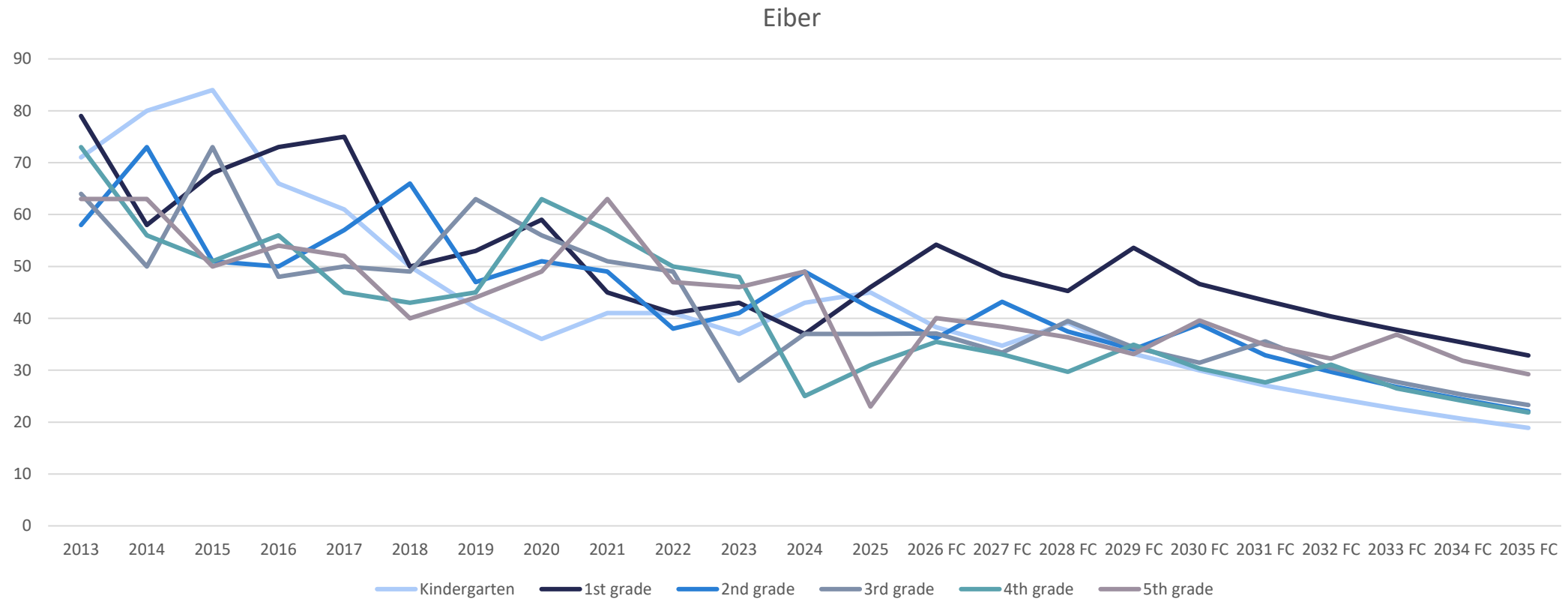
CHARACTERIZED LARGELY BY STABILITY

ALL BUT ONE OF THE ELEMENTARY SCHOOLS HAS FLAT
ENROLLMENT FORECASTS THROUGH 2035 AND THE SECONDARY
SCHOOLS, TOO, LARGELY ARE FLAT

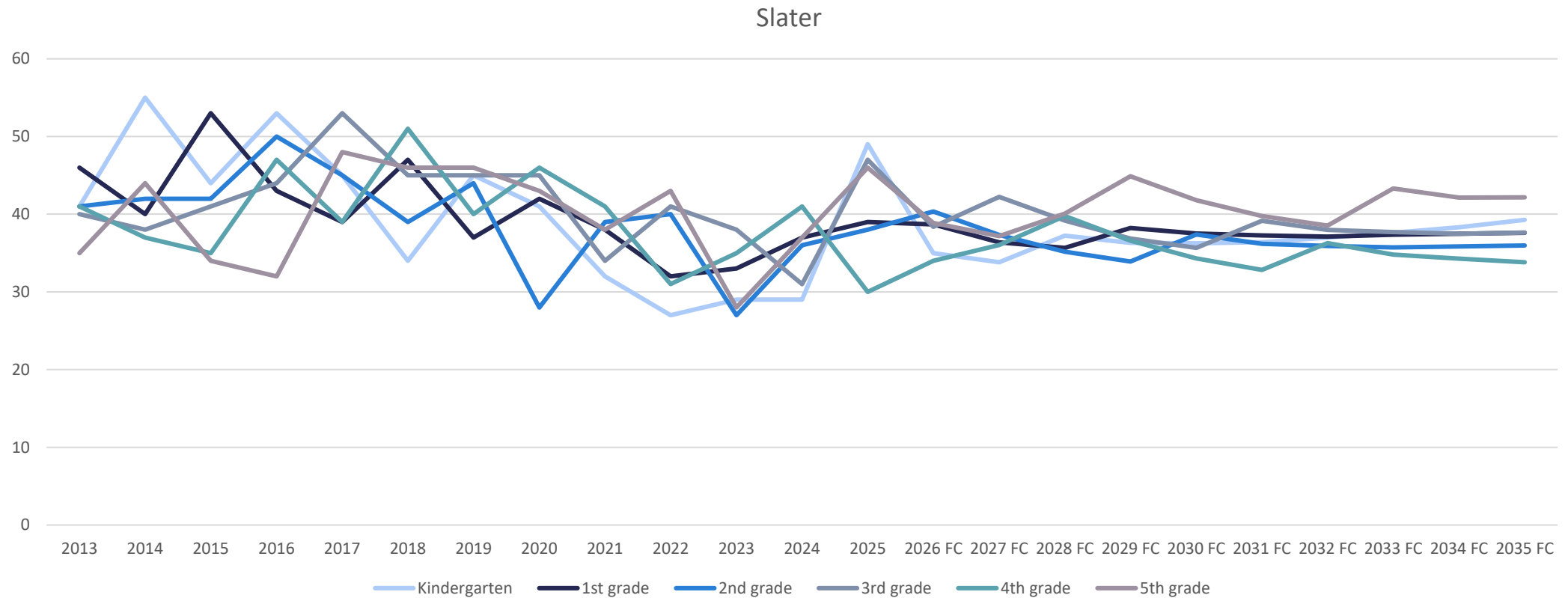
Belmar Elementary School draft enrollment forecast by grade



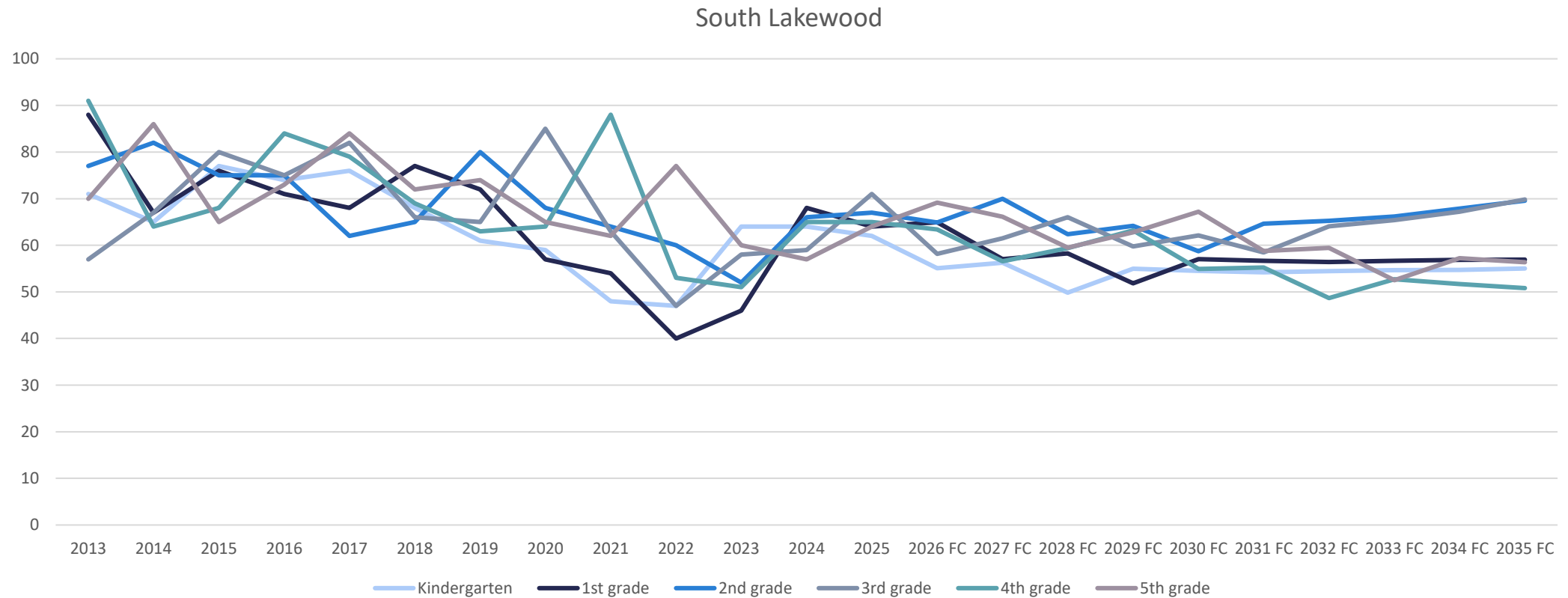
Eiber Elementary School draft enrollment forecast by grade



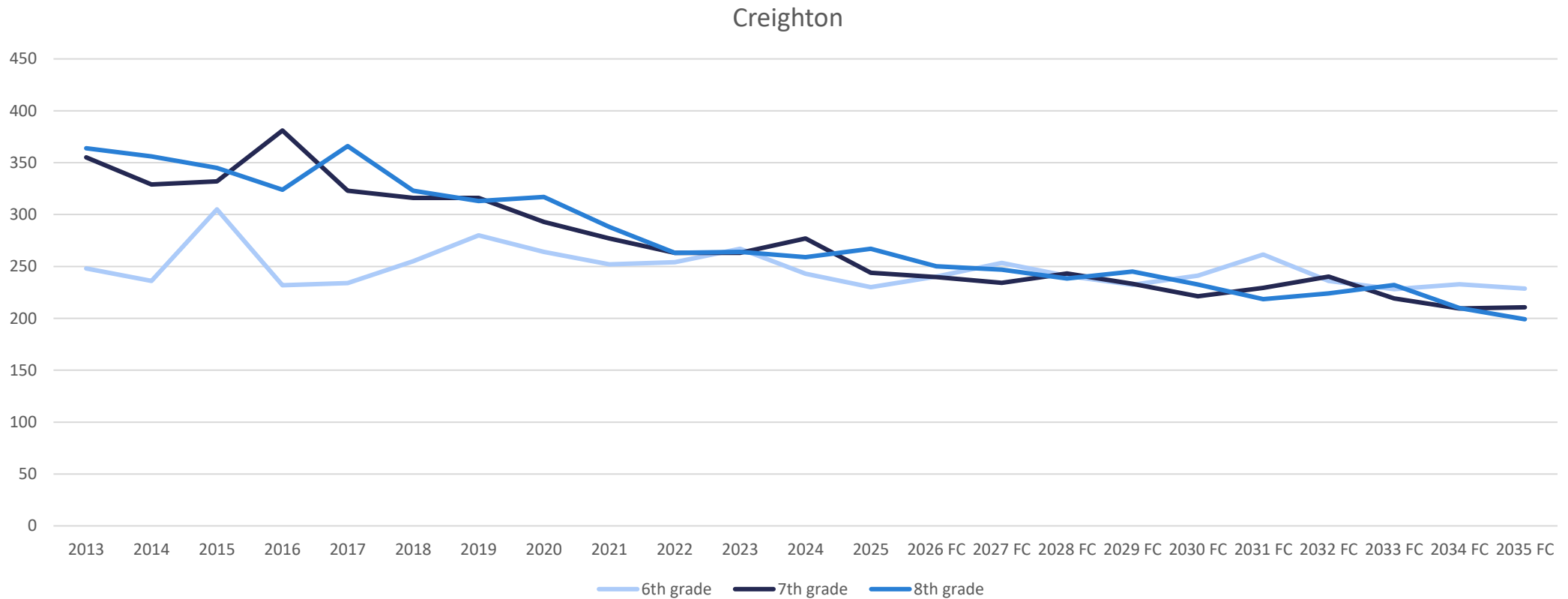
Slater Elementary School draft enrollment forecast by grade



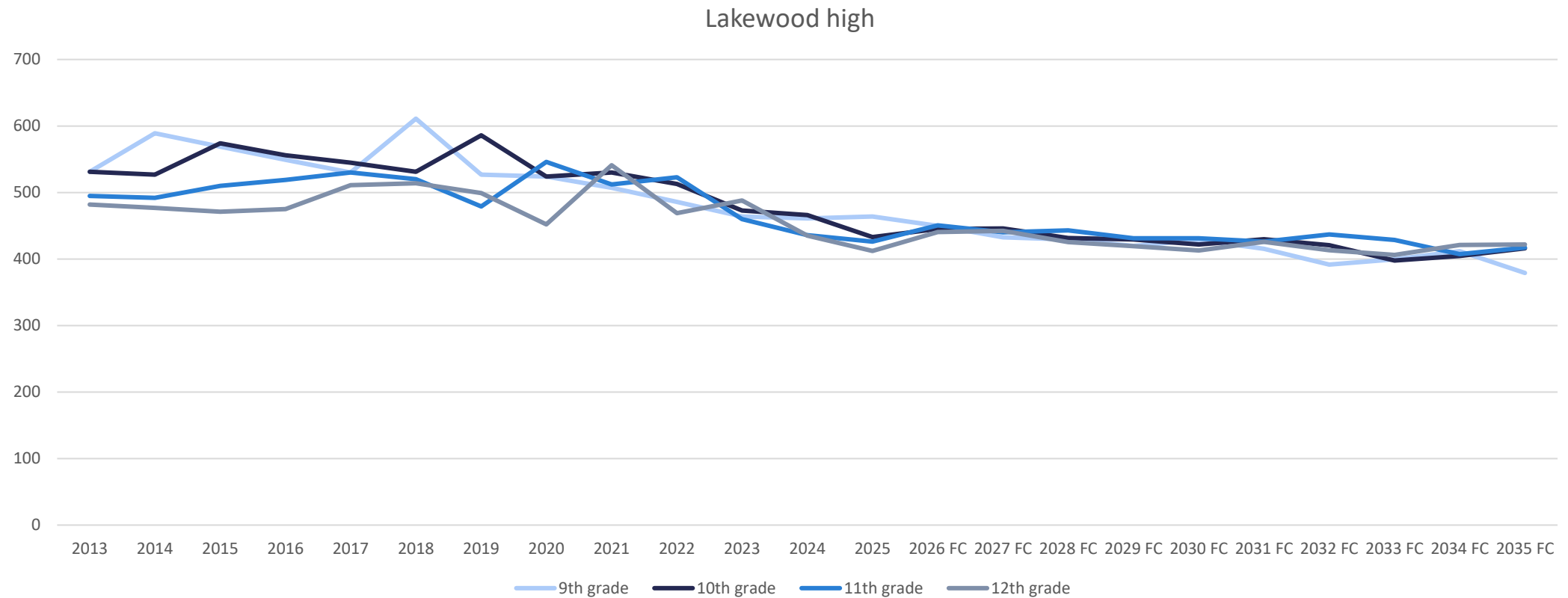
South Lakewood Elementary School draft enrollment forecast by grade



Creighton Middle School draft enrollment forecast by grade



Lakewood High School draft enrollment forecast by grade

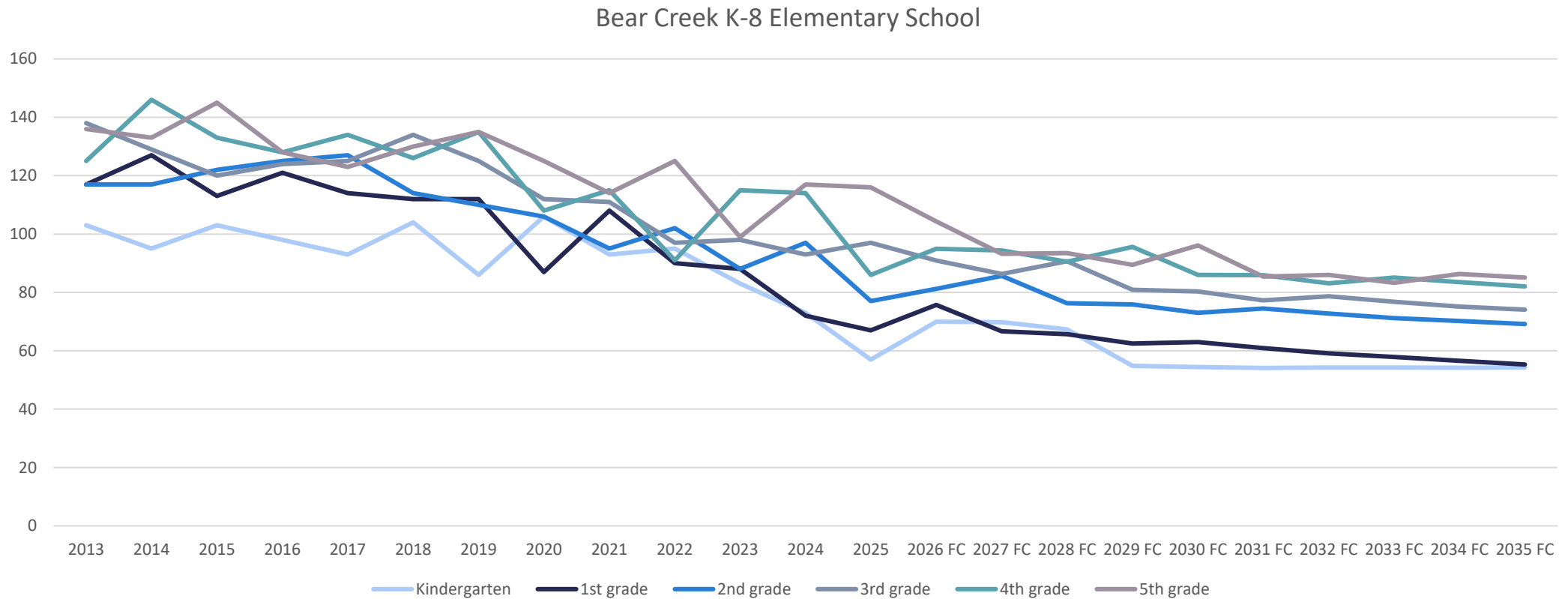


Bear Creek articulation area: Draft enrollment forecast

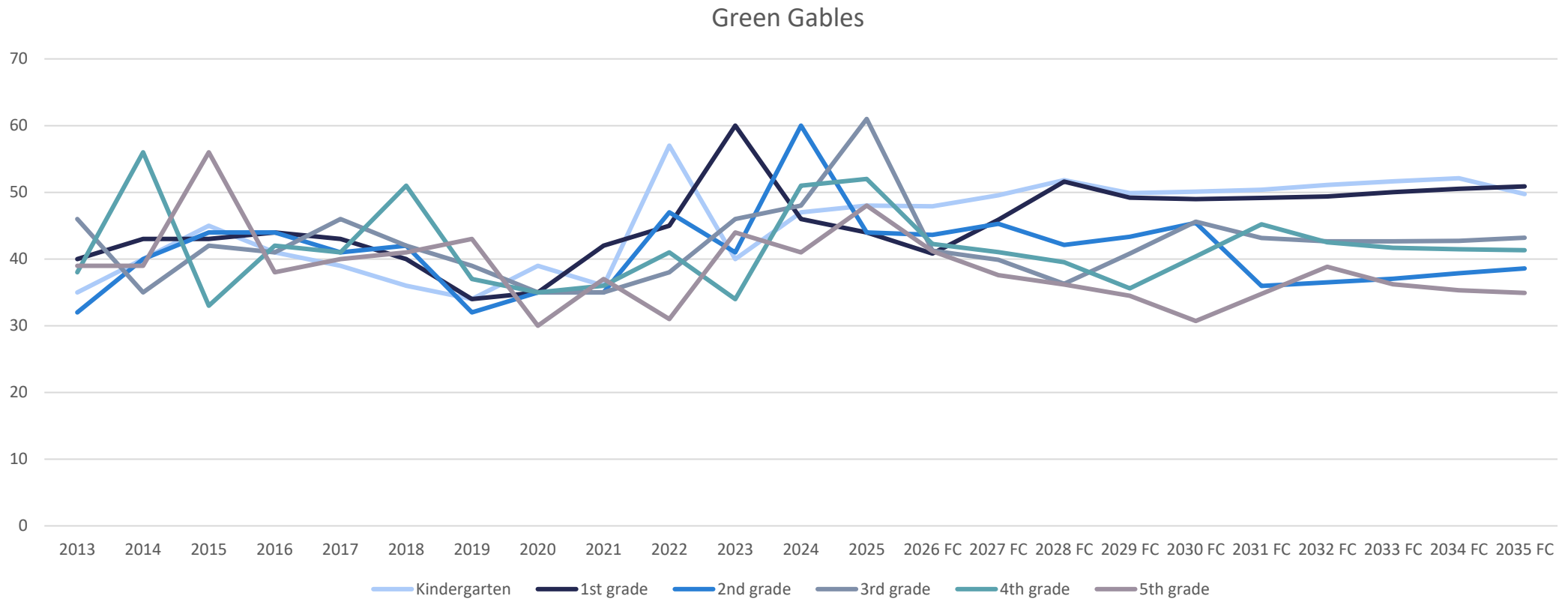
LARGEST AND MOST GEOGRAPHICALLY DIVERSE OF THE LAKEWOOD
AREAS

THIS AREA IS CHARACTERIZED BY SCHOOLS WITH STABLE,
DECLINING AND SLIGHTLY INCREASING ENROLLMENT FORECASTS

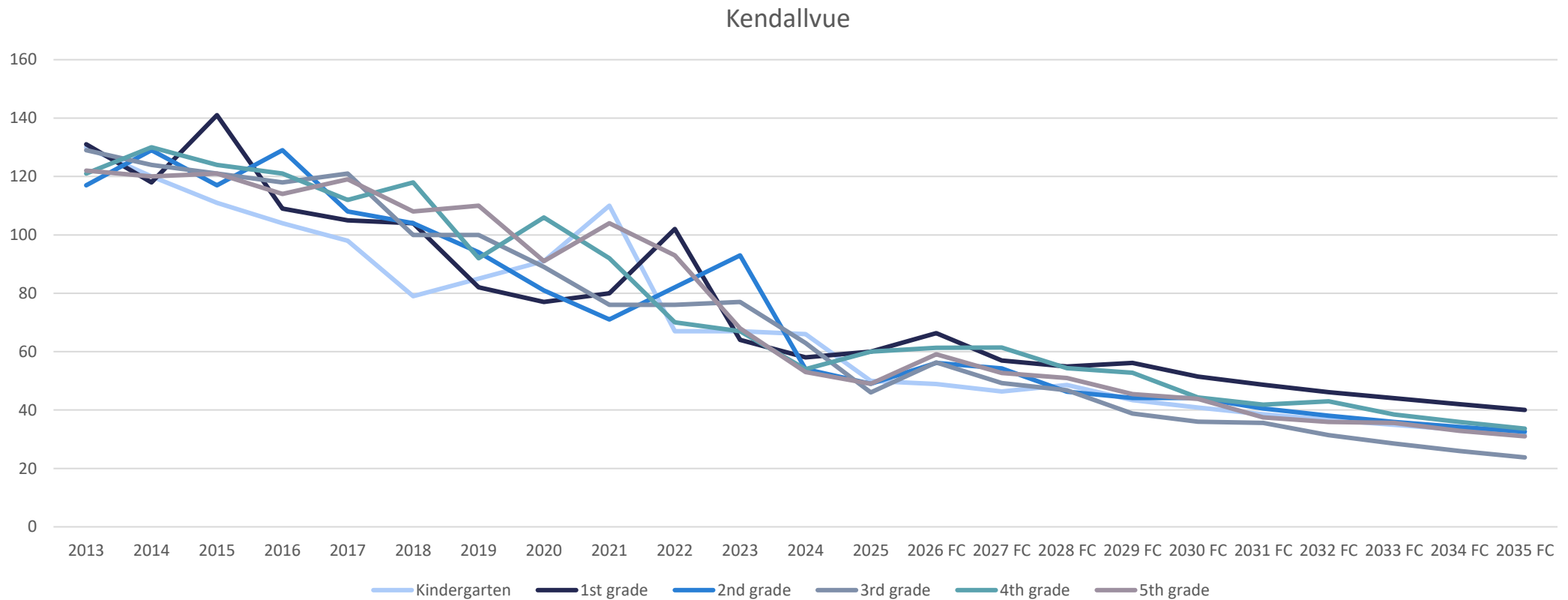
Bear Creek K-8 Elementary School draft enrollment forecast by grade



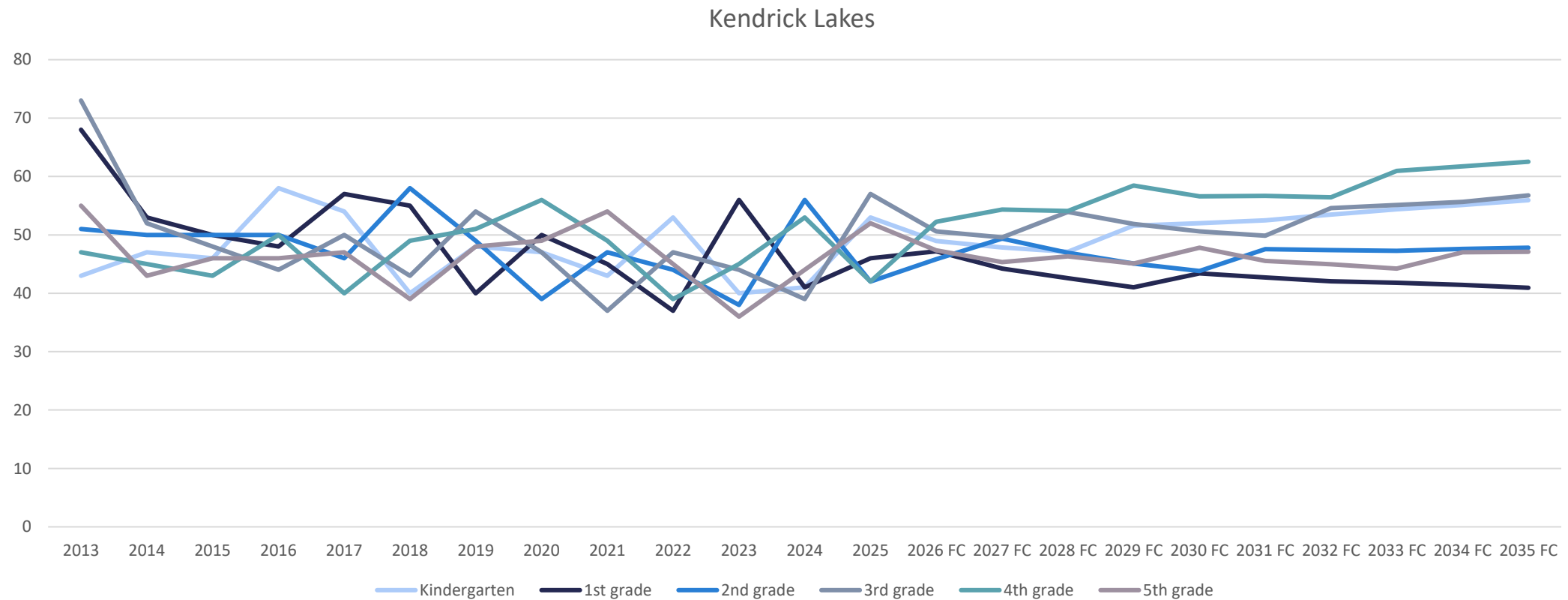
Green Gables Elementary School draft enrollment forecast by grade



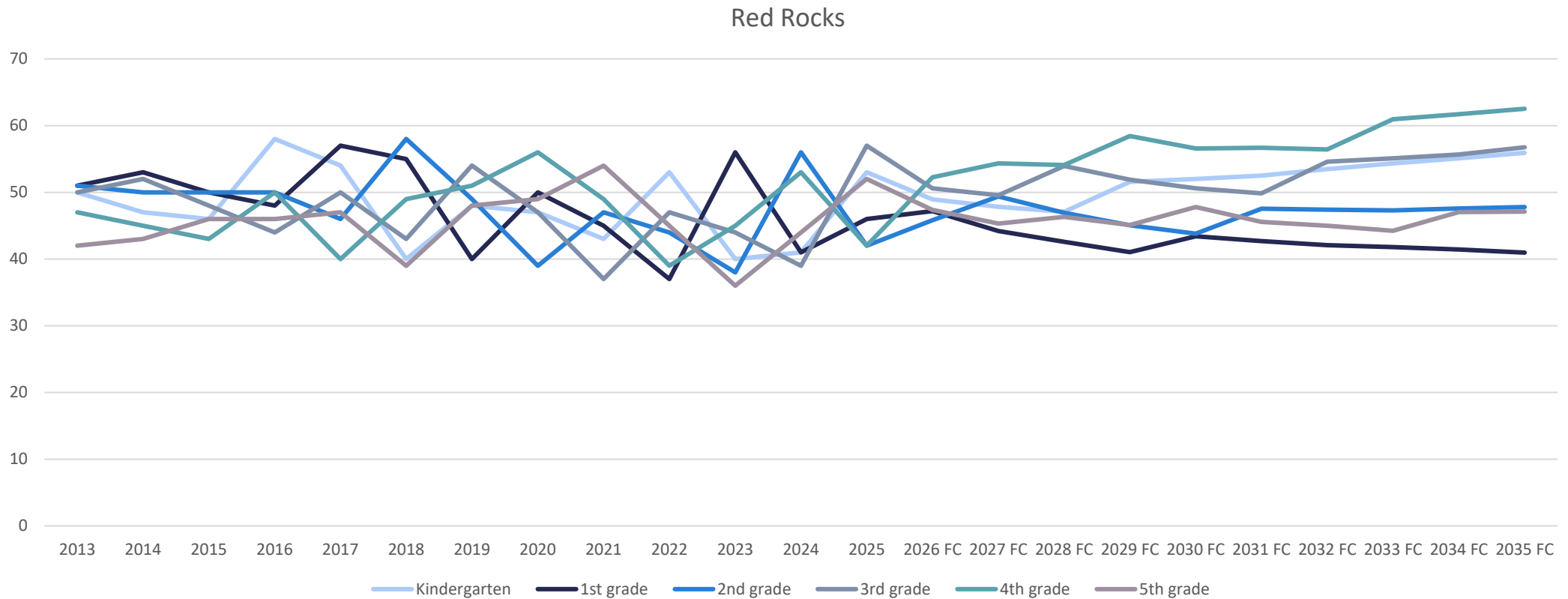
Kendallvue Elementary School draft enrollment forecast by grade



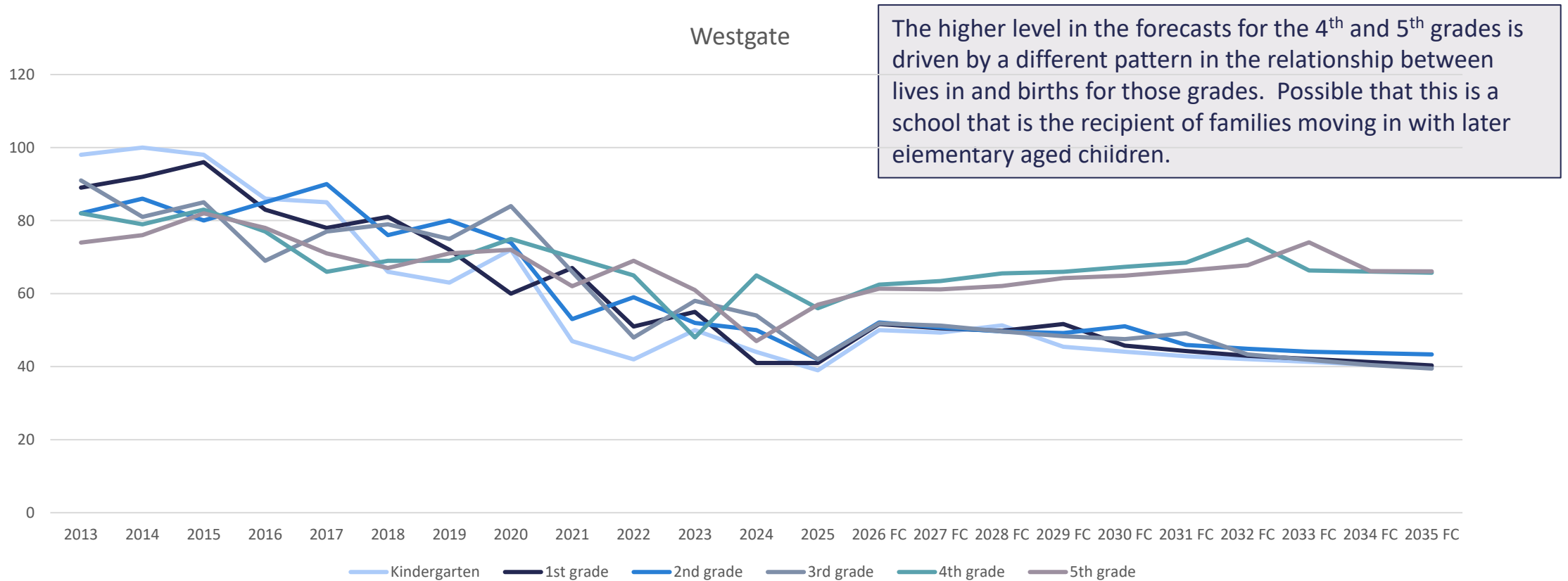
Kendrick Lakes Elementary School draft enrollment forecast by grade



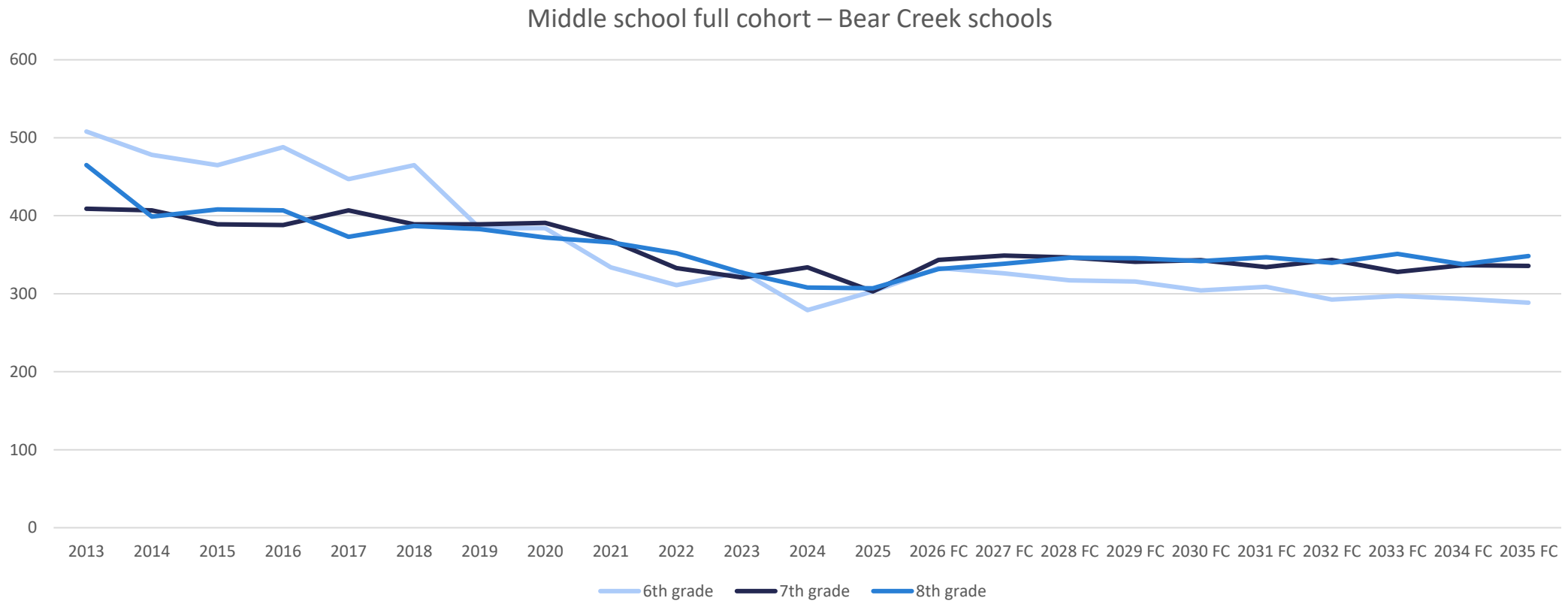
Red Rocks Elementary School draft enrollment forecast by grade



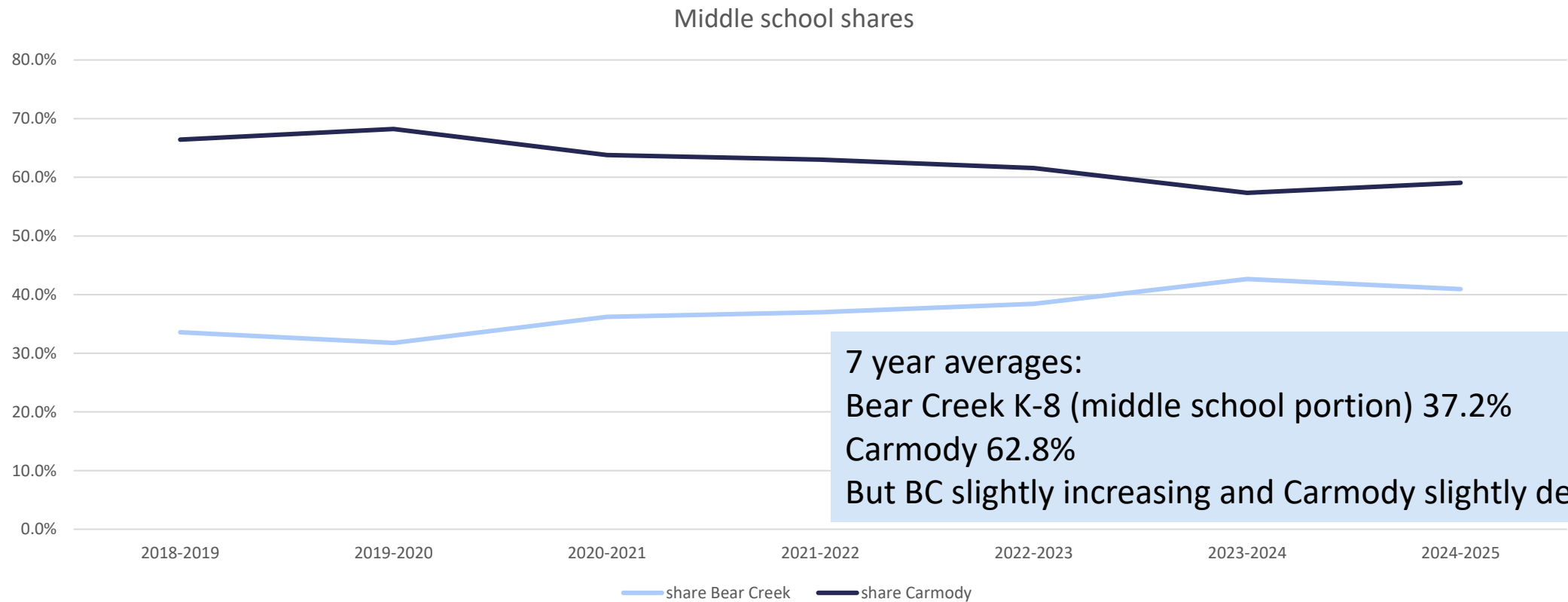
Westgate Elementary School draft enrollment forecast by grade



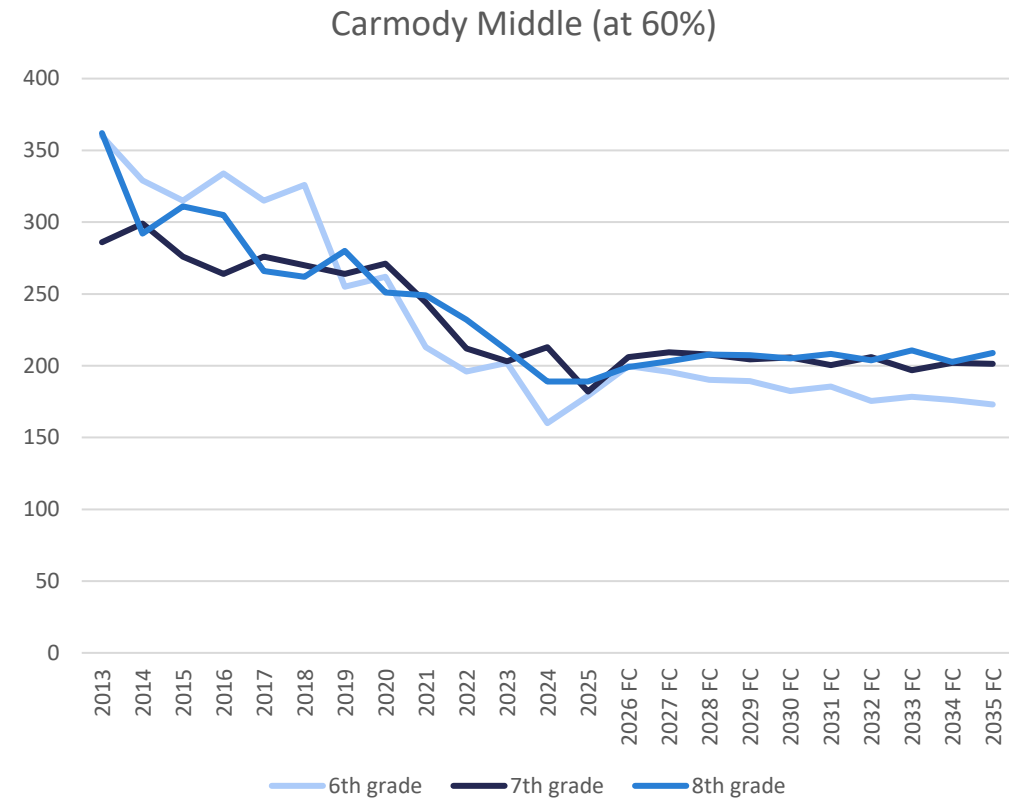
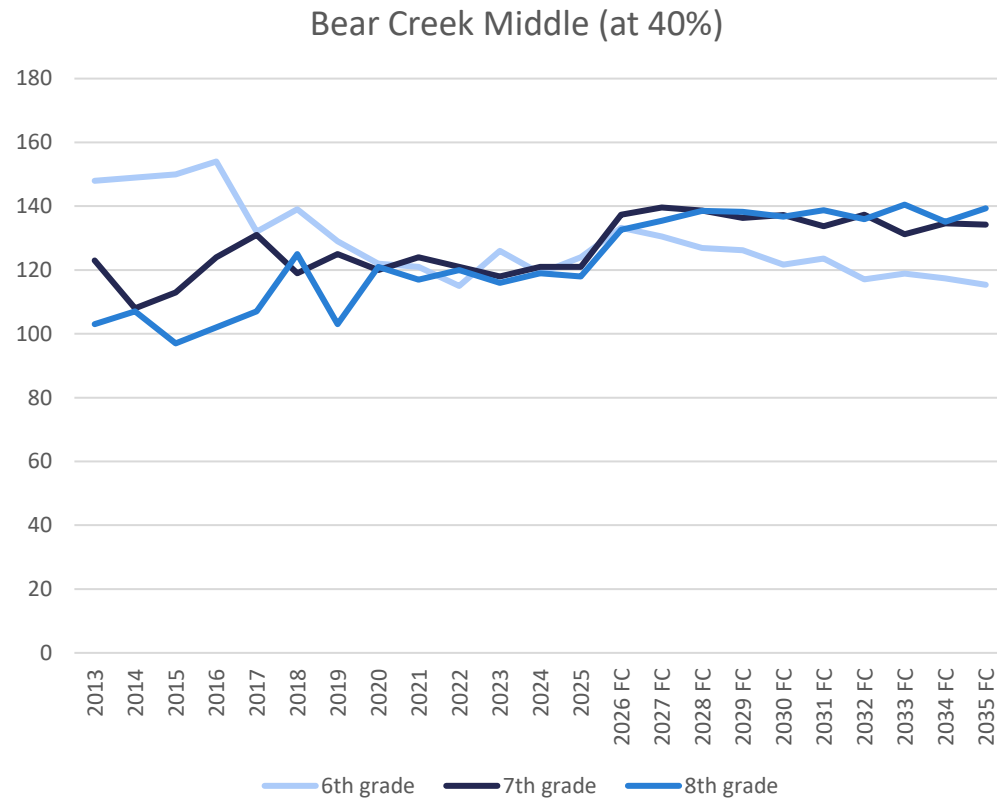
Middle School cohort (Carmody and Bear Creek K-8, middle school portion) draft enrollment forecast by grade



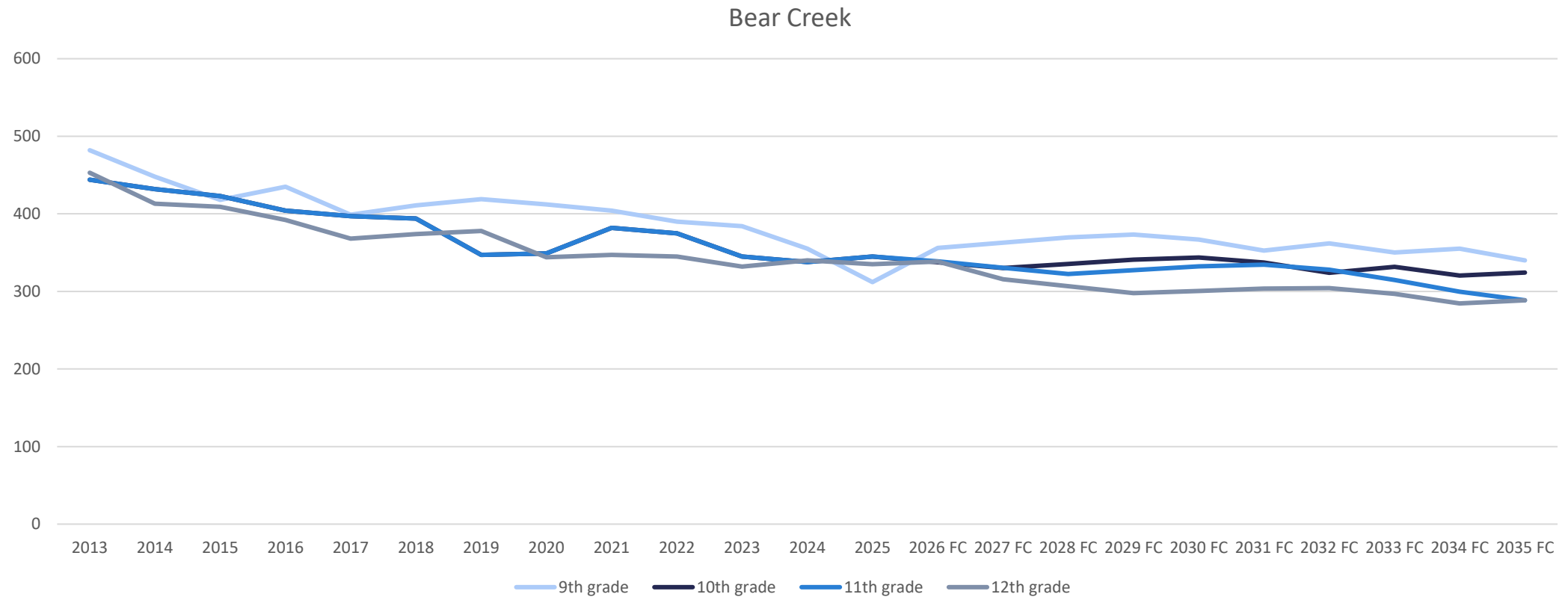
Shares since 2018-19 at Bear Creek K-8 (middle school portion) v. Carmody



Bear Creek and Carmody at 40% BC and 60% Carmody



Bear Creek High School draft enrollment forecast by grade



Demographic trends likely to determine future enrollment



Birth rates universally declining with Lakewood slightly lagging other Jeffco areas. Fewer Lakewood elementary school “import” school aged children than in other parts of Jeffco.



Lakewood is beginning to age but is lagging older areas such as Wheat Ridge. Over time Lakewood households will turn over but likely will yield fewer children per household than in the past.



The only significant area of development is Rooney Valley in the Hutchinson boundary. Potential zoning changes in the city could bring density, however multi-family development typically yields fewer children.

Further Inquiries | More Insight | Follow Us



The Colorado Futures Center is a 501c3 organization dedicated to informing about economic, fiscal and public policy issues impacting community economic health and quality of life.



@colofutures

Phyllis Resnick, PhD

Executive Director, Colorado Futures Center

phyllis@coloradofuturescsu.org

www.coloradofuturescsu.org/

Jennifer Newcomer, Doctoral Student

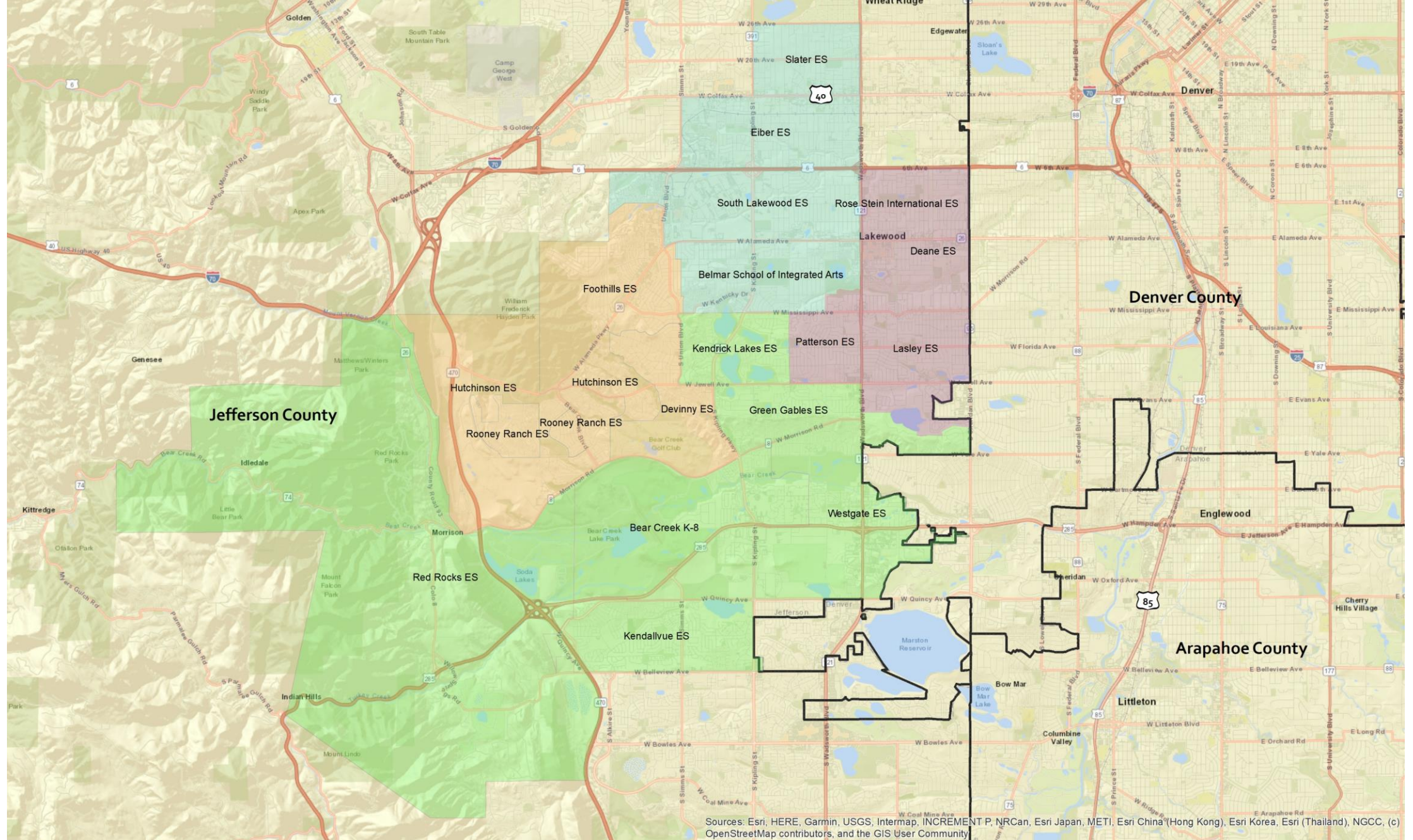
Research Director, Colorado Futures Center

jennifer@coloradofuturescsu.org

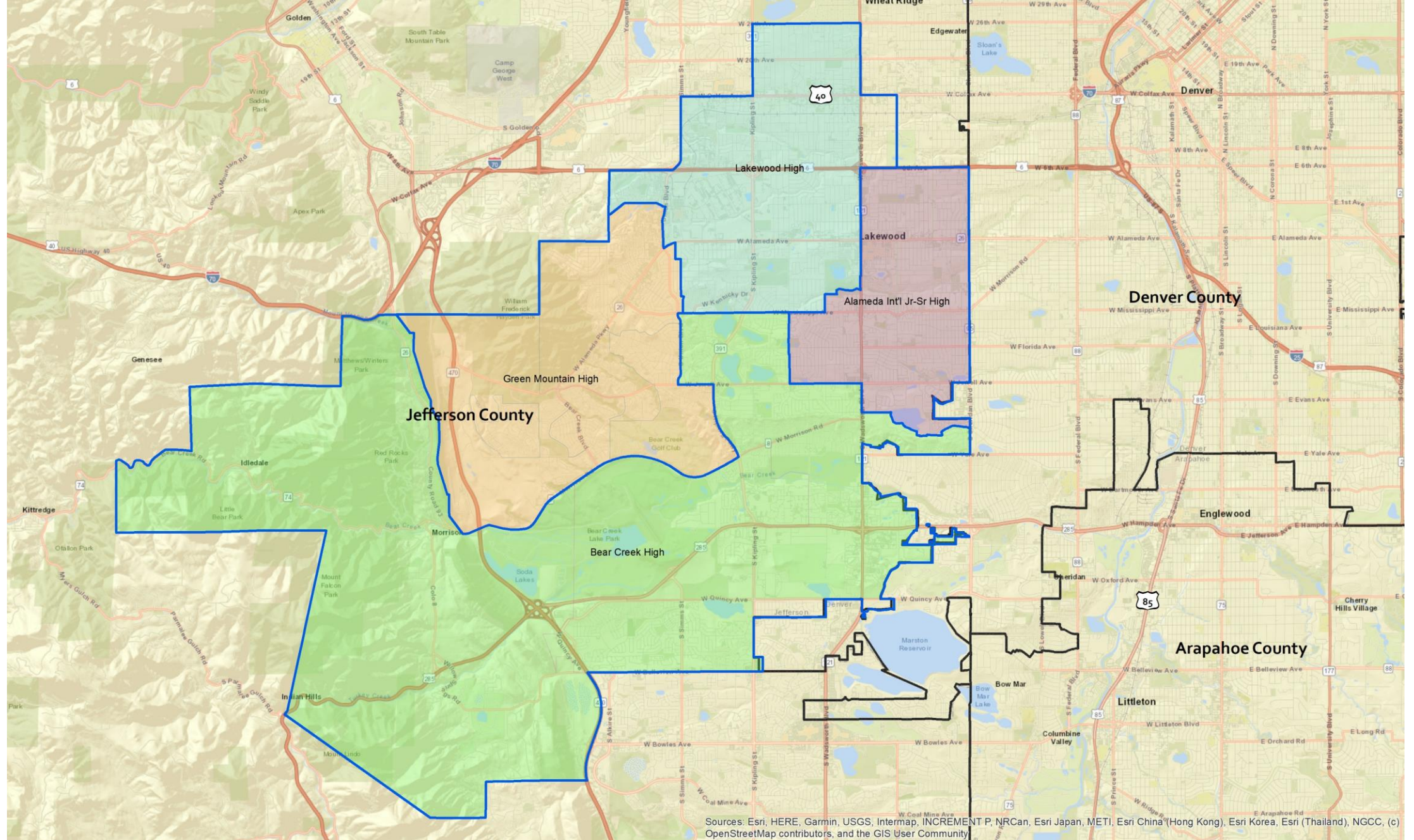
www.coloradofuturescsu.org/

Appendix

SCHOOL BOUNDARY MAPS



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community