

Lakewood Articulation Areas Enrollment Forecast 2025-2035

November 2025



**COLORADO
FUTURES CENTER**



Introduction

The Colorado Futures Center partnered with Jeffco Public Schools to provide student enrollment forecasts for the schools in the Lakewood articulation area. The forecasts were prepared late in the academic year 2024-25.

The forecasts reflect historical student enrollment through the October counts for the school year 2024-25 and also take into account the underlying demographic and development patterns in the Lakewood area.

The following brief outlines the trends affecting enrollment in the school boundaries and presents the forecasts, by school and grade, for each of the schools in the articulation area. Finally, the brief concludes with a summary of trends likely to impact the Lakewood area over the coming decade.

The following trends are likely to affect enrollment in Lakewood articulation areas.



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

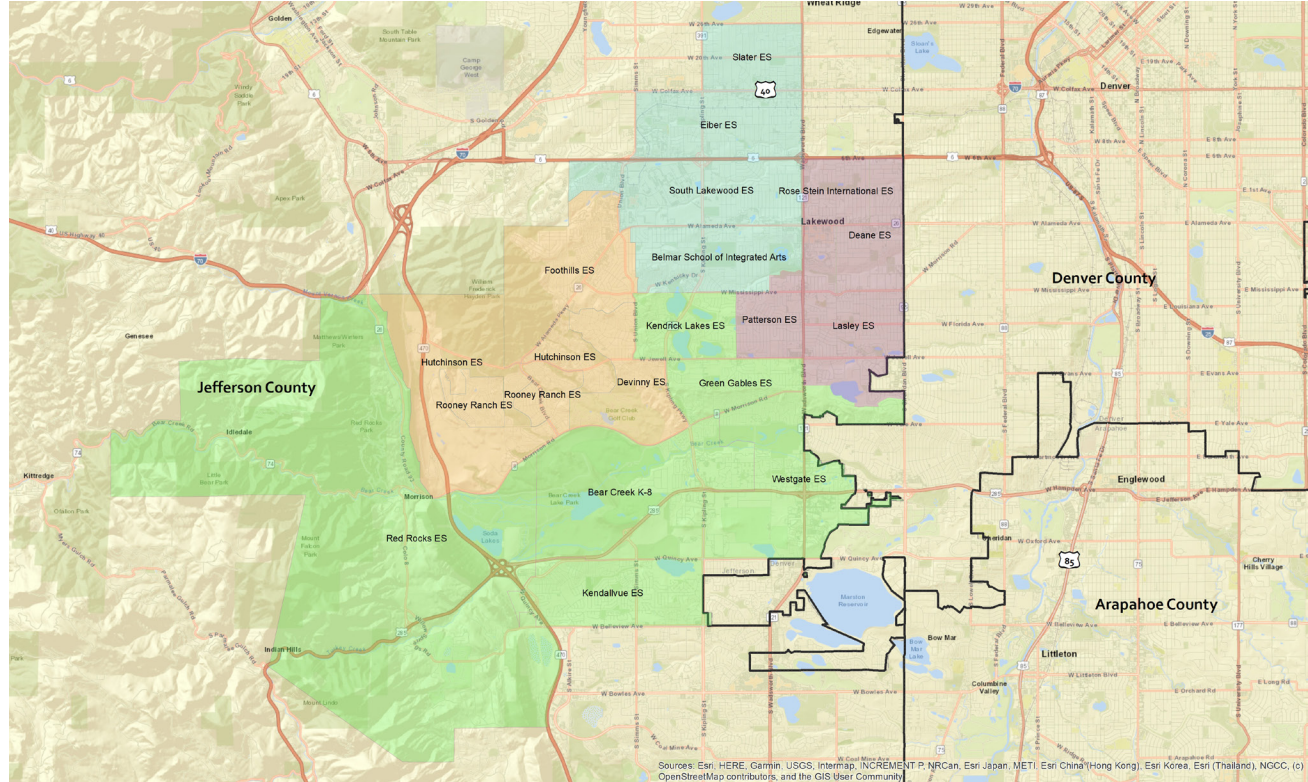


Lakewood is beginning to age but is lagging older areas such as Wheat Ridge. Over time Lakewood households will turn over but likely will yield fewer children per household than in the past.



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.

Articulation area overview



Lakewood articulation area elementary school boundaries 2024-2025

The map above and table below show the elementary school boundaries and the associated schools included in the Lakewood articulation area student enrollment forecast to the year 2035.

Alameda	Green Mountain	Bear Creek	Lakewood
Patterson Elementary School	Devinney Elementary School	Bear Creek K-8 Elementary School	Belmar Elementary School
Deane Elementary School	Foothills Elementary School	Green Gables Elementary School	Eiber Elementary School
Lasley Elementary School	Hutchinson Elementary School	Kendallvue Elementary School	Slater Elementary School
Rose Stein Elementary School	Rooney Rach Elementary School	Kendrick Lakes Elementary School	South Lake Elementary School
Alameda Junior High School	Dunstan Middle School	Red Rocks Elementary School	Creighton Middle School
Alameda Senior High School	Green Mountain High School	Westgate Elementary School	Lakewood High School
		Bear Creek K-8 Middle School	
		Carmody Middle School	
		Bear Creek High School	

Modeling approach

The Colorado Futures Center (CFC) uses a yield approach to forecast enrollment. Simply stated, a yield approach applies a yield, or share, to an underlying population to project enrollment. With school choice expanding the breadth of the underlying population, the enrollment is forecast in three cohorts as follows:

- Those living in the articulation area,
- Those attending the school from elsewhere in Jeffco Public Schools,
- And those attending from out of district.



The yields are forecast statistically using historic yields for the particular school/grade as the basis for the projection. Yields are forecast for two specific underlying populations that serve as the base for potential students: the appropriate aged children living in the school boundary and the same aged children in the remainder of Jeffco school district boundary as potential students who might choose into the school. Forecasting the underlying population is sensitive to birth patterns, the number of women of child-bearing age and the share of births that will remain within the population at the time to enroll in elementary school. For schools that have been consolidated the forecast accounts for the combined historical enrollment.



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

Data Sources

Enrollment cohorts: Jeffco Public Schools

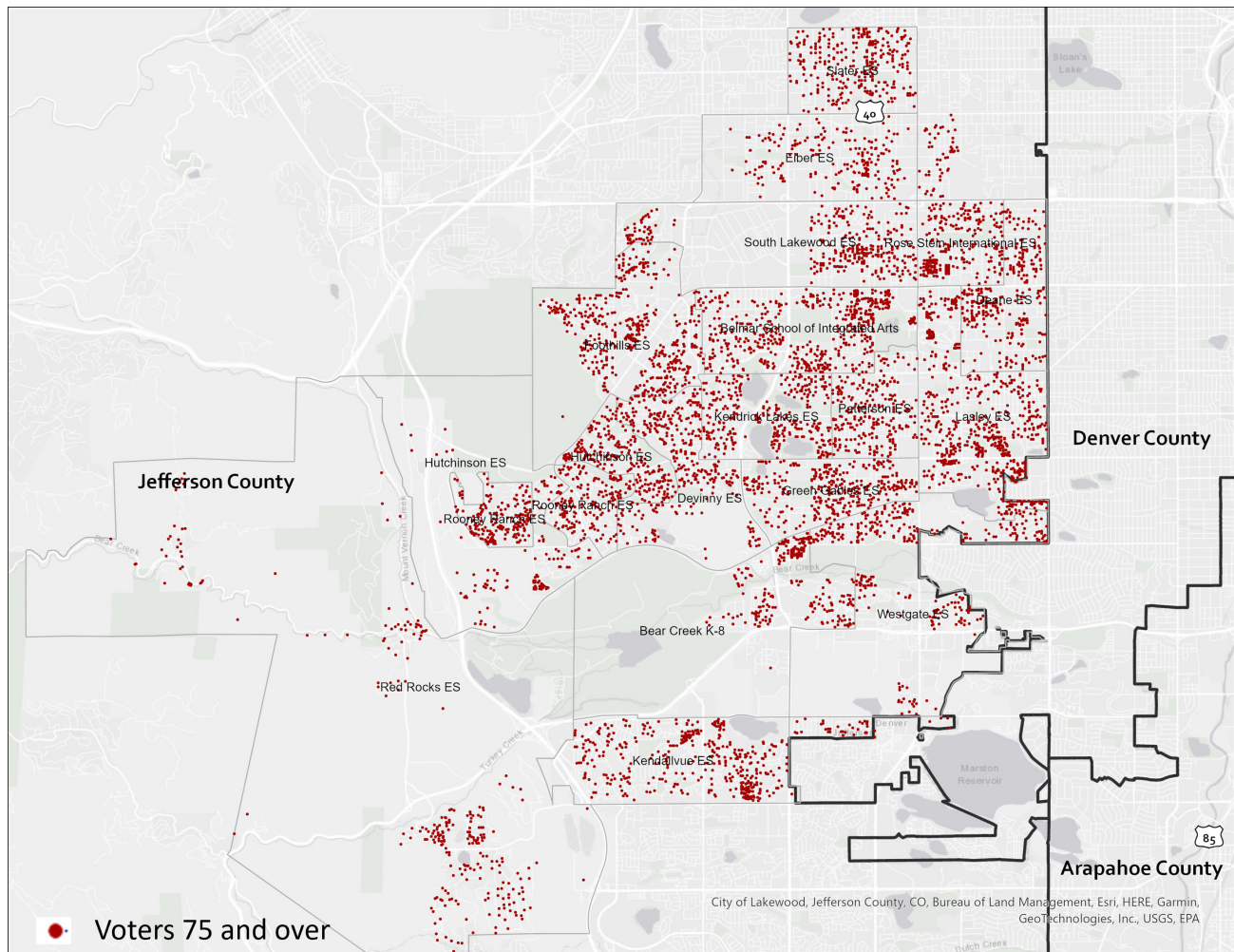
Women of child bearing years (20-44): American Community Survey

Births: Colorado Department of Public Health and Environment's (CDPHE) vital statistics records

Single year of age: Colorado State Demography Office (SDO)

Trends affecting the forecast

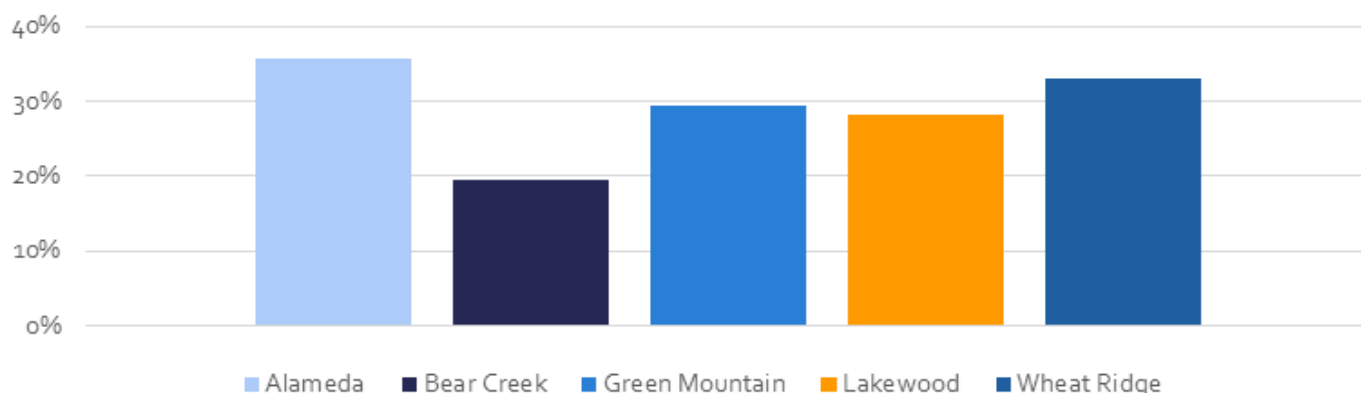
Trend 1: Aging. As with much of eastern Jefferson County, the population in Lakewood is aging. However, most of Lakewood has not aged as quickly as Wheat Ridge (the oldest of the Jefferson County cities). Approximately half of the Lakewood elementary school boundaries contain a smaller share of older voter households than Wheat Ridge. Aging, as measured by voter households aged 75 or over in 2024, was highest in share in the Deane Elementary School boundary.



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

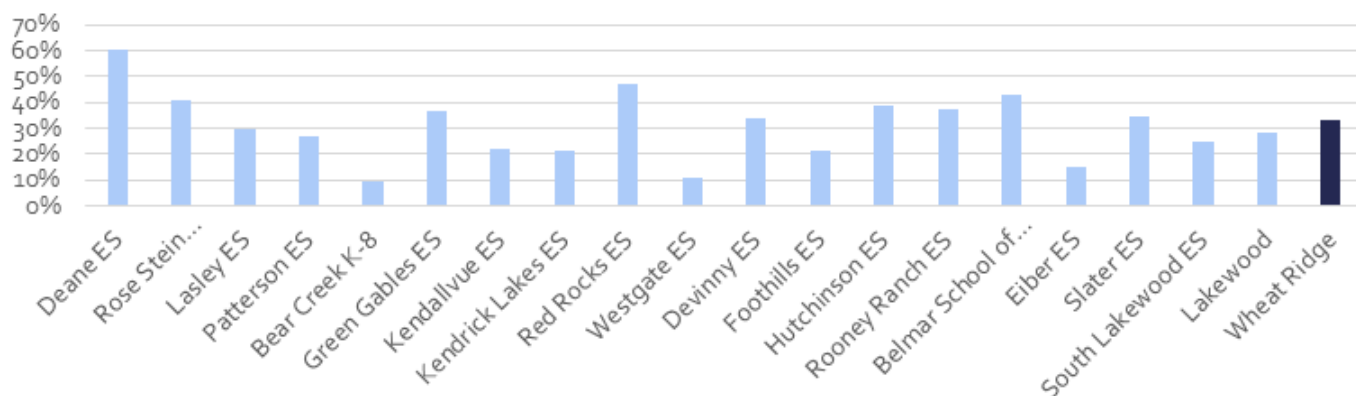
Trends affecting the forecast

Older voter (75 and over) households as a share of total households



Source: CFC analysis from Colorado Secretary of State voting records. Note: Lakewood analysis of 2024 voters and Wheat Ridge from 2022 voters

Older voter (75 and over) households as a share of total households, Lakewood elementary schools

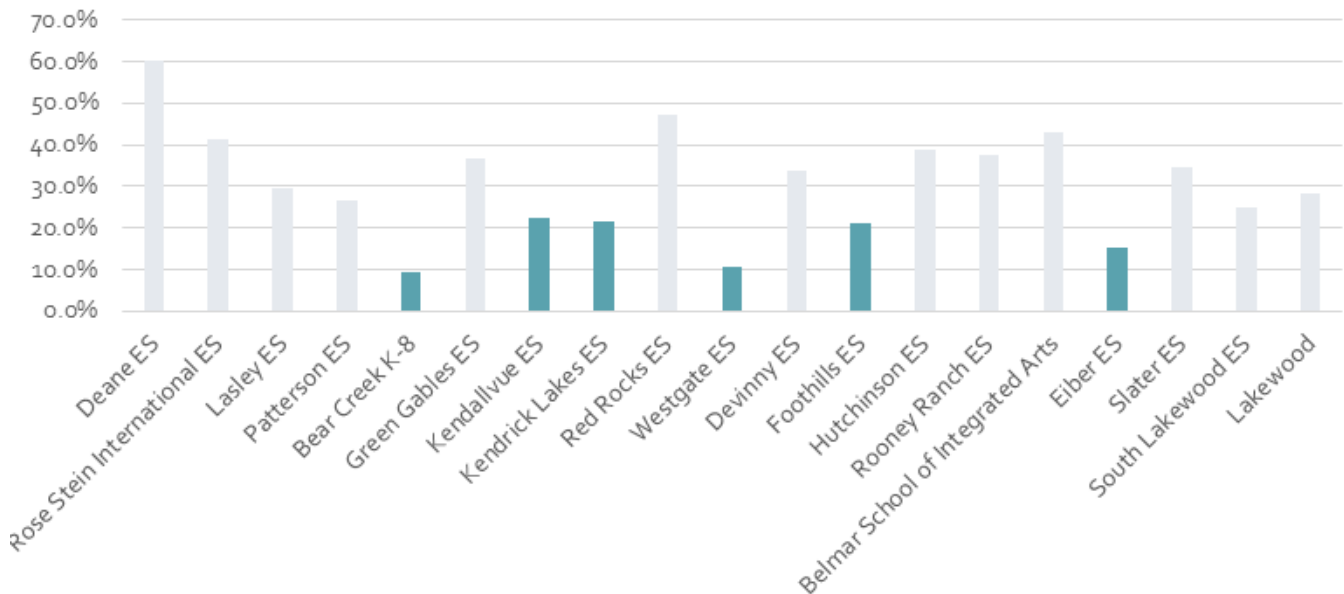


Source: CFC analysis from Colorado Secretary of State voting records. Note: Lakewood analysis of 2024 voters and Wheat Ridge from 2022 voters

Trend 2: There is evidence that slower aging is coincident with aging in place. The elementary school boundaries with the smallest share of 75 and over voter households overwhelmingly are the ones with declining enrollment, suggesting that the households are remaining in place after any children in the household are no longer elementary school age. Over time these households will turn over, but it likely will be beyond the horizon of this forecast.

Trends affecting the forecast

Older voter households as a share of total households

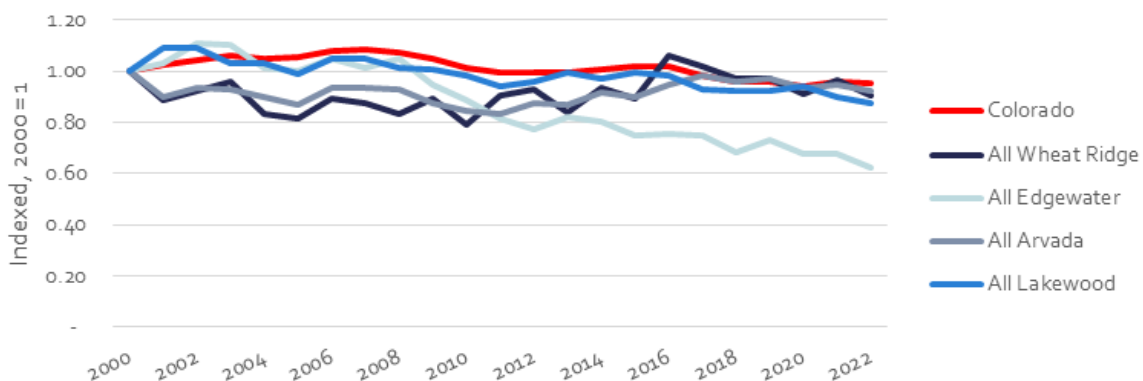


Source: CFC analysis from Colorado Secretary of State voting records

Of the six highlighted school boundaries above – those with very low shares of older households – only Kendrick Lakes has a stable enrollment forecast.

Trend 3: Births in Lakewood are lagging Colorado overall, Arvada and Wheat Ridge. This likely is related to the somewhat younger age distribution which has yet to result in Lakewood residents aging out of homes at the same rates as is occurring in Arvada and Wheat Ridge.

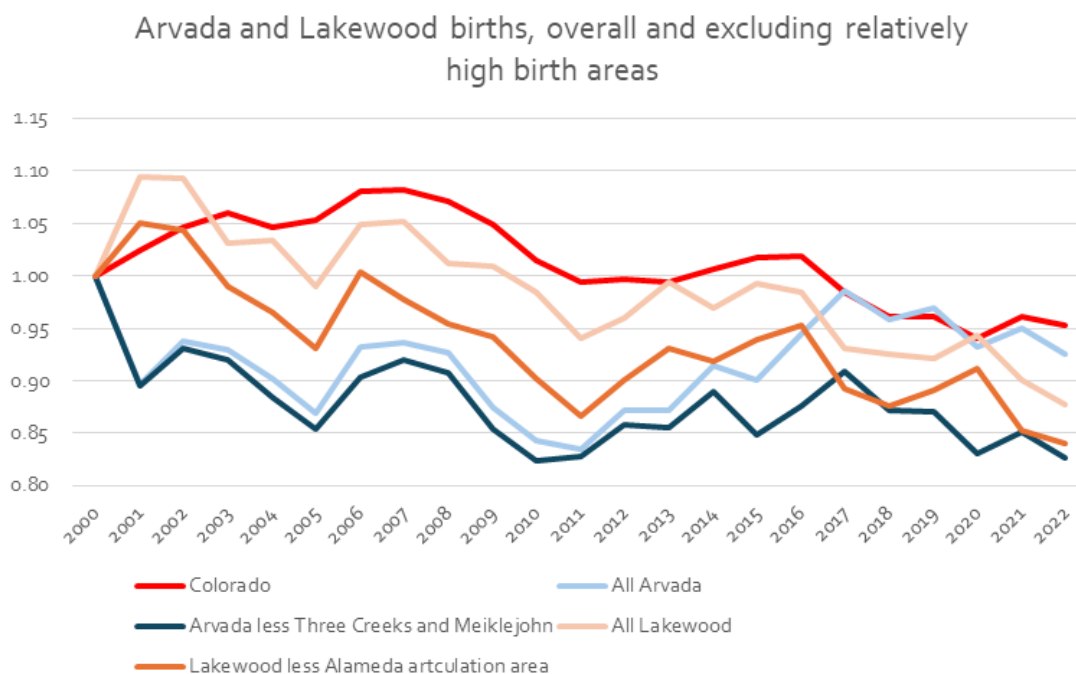
Birth comparison: Lakewood, other Jeffco cities and Colorado



Source: CDPHE

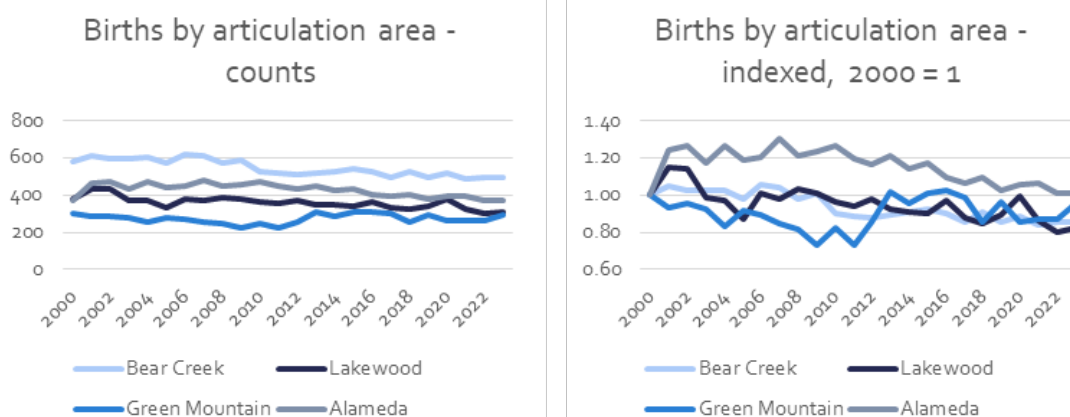
Trends affecting the forecast

Similar to the patterns elsewhere in Jeffco, one articulation area is boosting births. In Lakewood, this is the Alameda articulation area in which some of the older neighborhoods likely are beginning to turn over. The Deane boundary has the highest share of older voters in the city. Without the births in the Alameda area, Lakewood births would lag even further. Note that a similar pattern exists in Arvada, where the growing areas in the west are boosting citywide births.



Source: CDPHE

While the Bear Creek articulation area has the highest number of births, only the Alameda articulation area is experiencing births in excess of the rate in 2000.

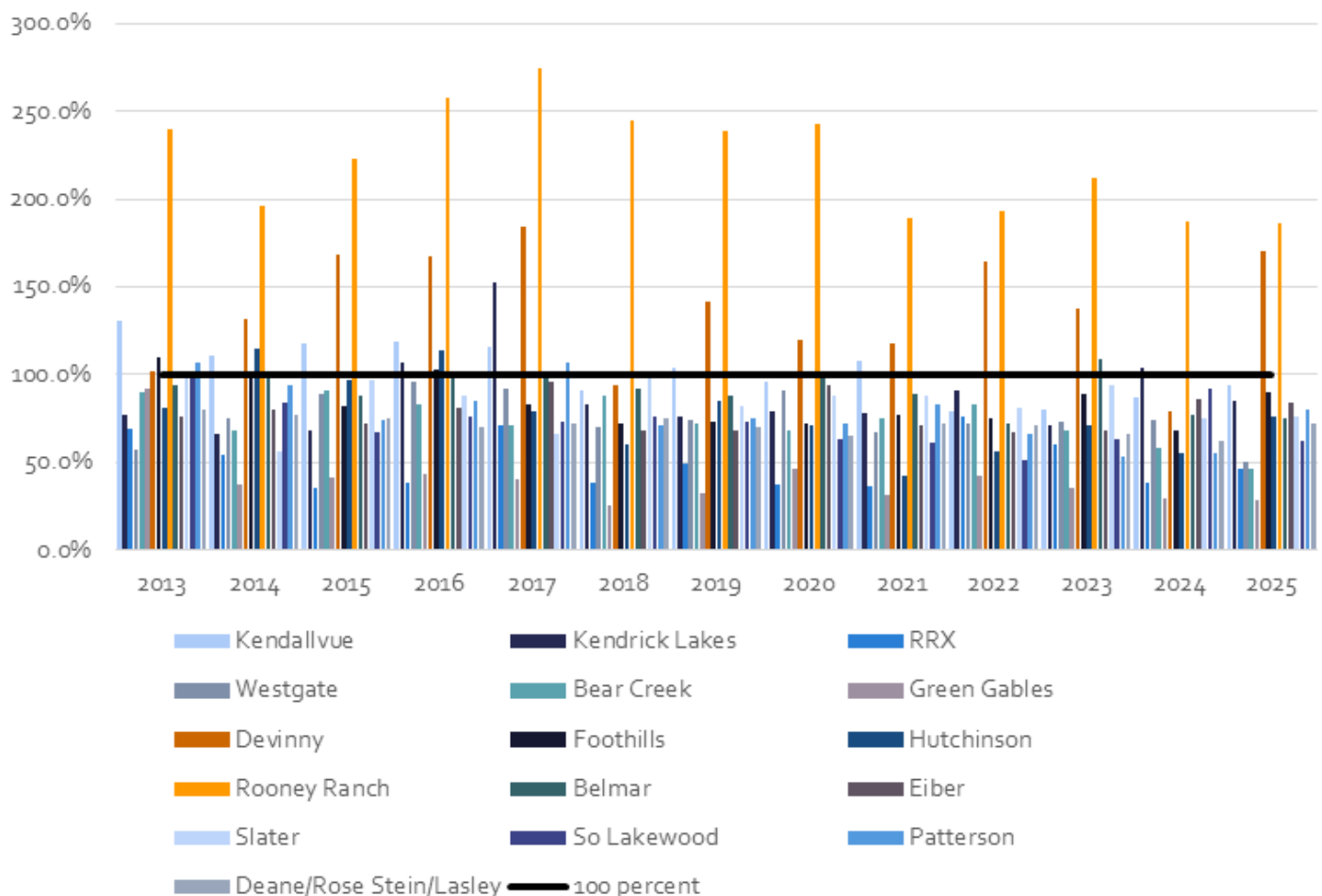


Source: CDPHE

Trends affecting the forecast

Trend 4: There is a pattern elsewhere in the neighboring communities of Arvada and Wheat Ridge for there to be more kindergarten aged children living in many of the school boundaries than were born there five years earlier. This is occurring mostly in the western end of Arvada and Wheat Ridge suggesting that households are relocating into those school boundaries once their children are born. There is a similar yet less pronounced pattern in Lakewood where only the Rooney Ranch and Devinney boundaries are consistent “importers” of school aged children. It is interesting to note that these are among the older areas in Lakewood, again suggesting that houses are beginning to turn over.

Ratio of kindergarten-aged "lives in" to births for Lakewood schools



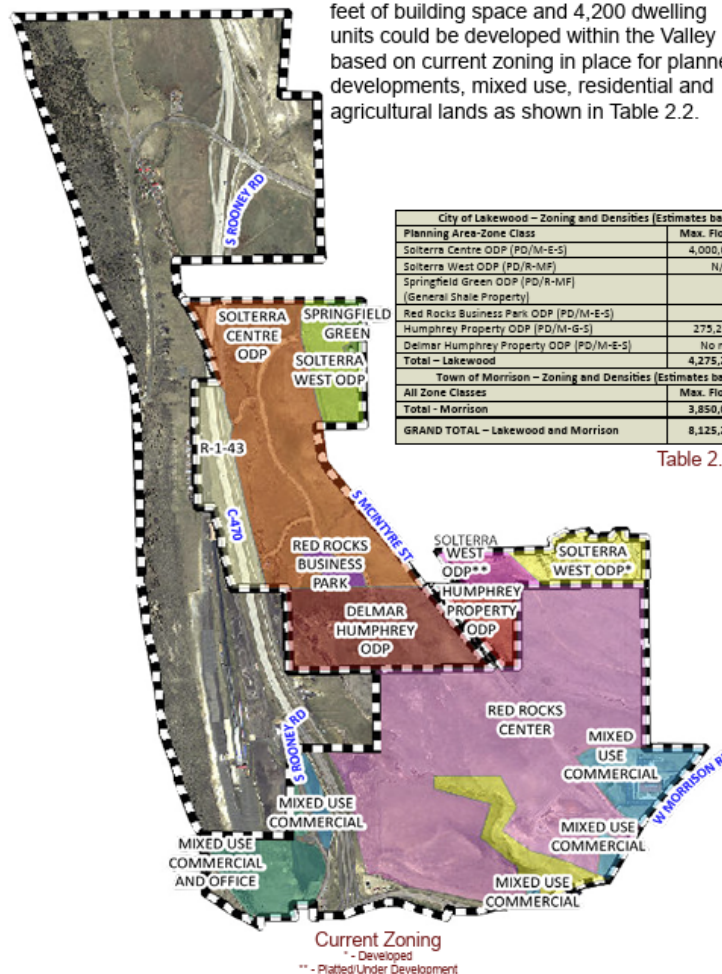
Trends affecting the forecast

Trend 5. Lakewood is mostly a mature community with little new development. The one area of significant new growth is the Rooney Valley development in the Hutchinson Elementary School boundary. Over time the Hutchinson boundary is likely to experience both higher births and higher propensities to import school-aged children. In addition, Lakewood recently enacted a new zoning code allowing more density on residential neighborhoods. Both the new development and the zoning changes have the potential to bring additional school aged children, but it is notable that higher density development generally yields fewer children than single family development.

Rooney Valley development plan

Current Zoning

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.



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

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

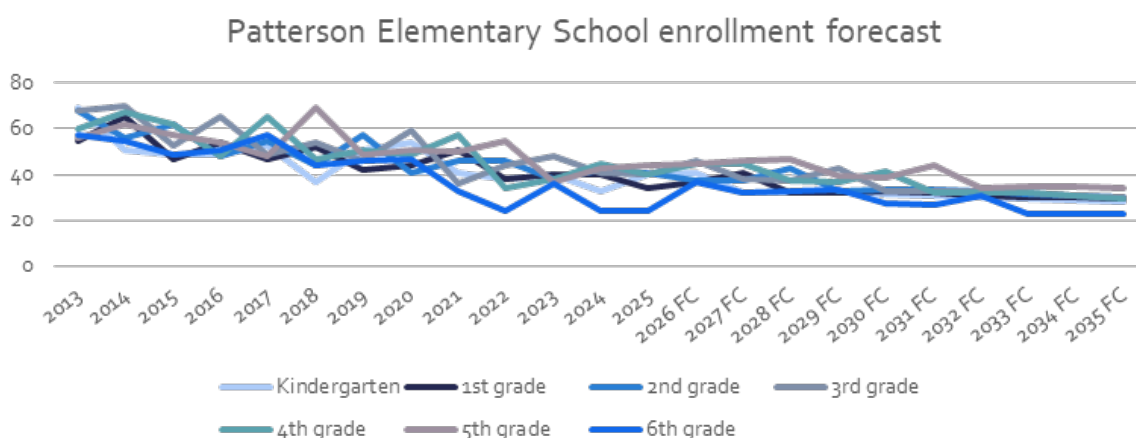
Note: Not an official zoning map. For illustrative purposes only.

Source: City of Lakewood

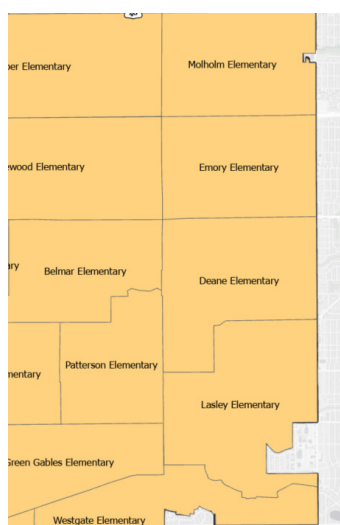
Forecasts by school and grade level

Alameda area schools

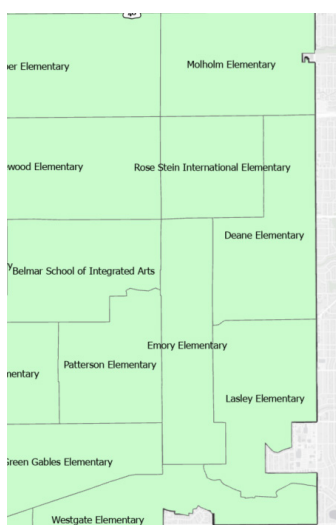
The residents in the Alameda elementary school boundary areas are among the older in the city and the slightly higher births in this articulation area suggest that some housing turnover is occurring. These births are slowing the rate of enrollment decline at the elementary school level. This articulation area has undergone school consolidations and boundary changes which also are helping to support enrollment trends in the remaining schools.



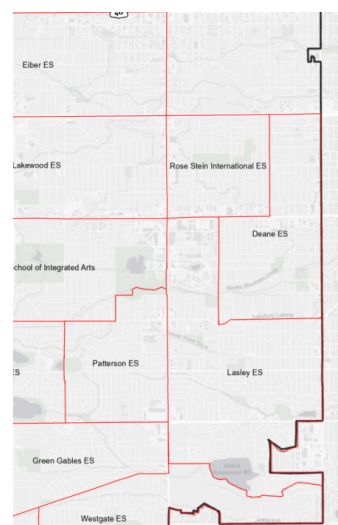
A note on the forecasts for Deane, Lasley and Rose Stein. The multiple boundary changes and consolidations among these schools required an alternative approach to forecasting. Instead of forecasting enrollment at each school individually, we forecast the future cohorts in the combined boundary and then allocated future students to the three schools according to recent enrollment shares. The progression of the boundaries and consolidations is depicted in the boundary maps below.



Previous 16/17



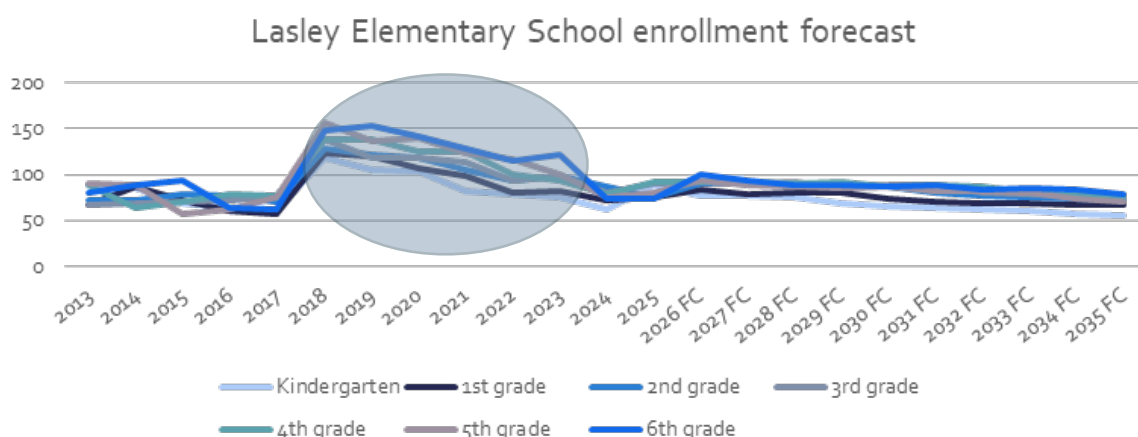
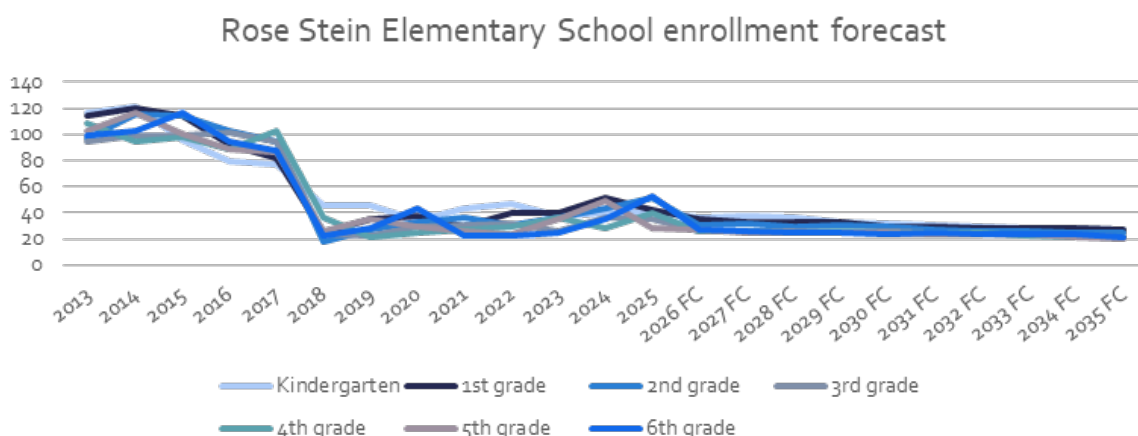
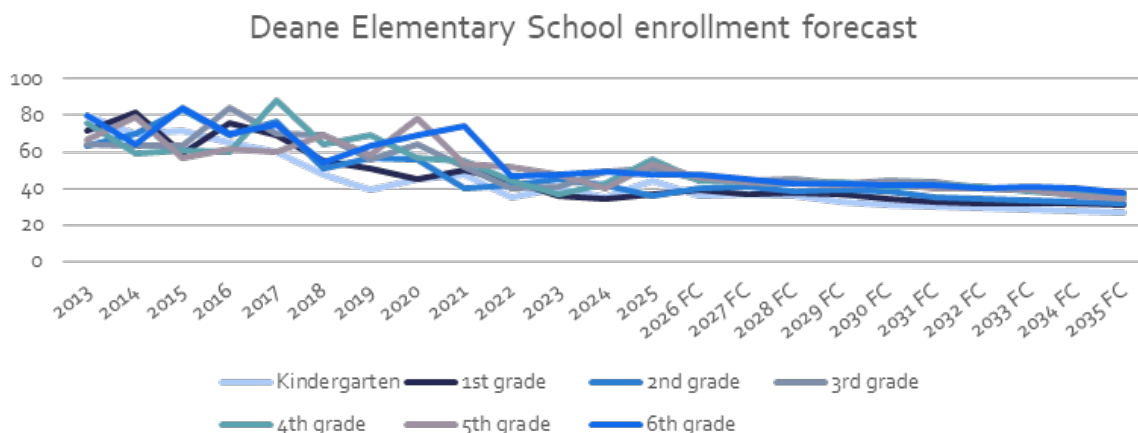
Previous 17/18



Current boundary

Forecasts by school and grade level

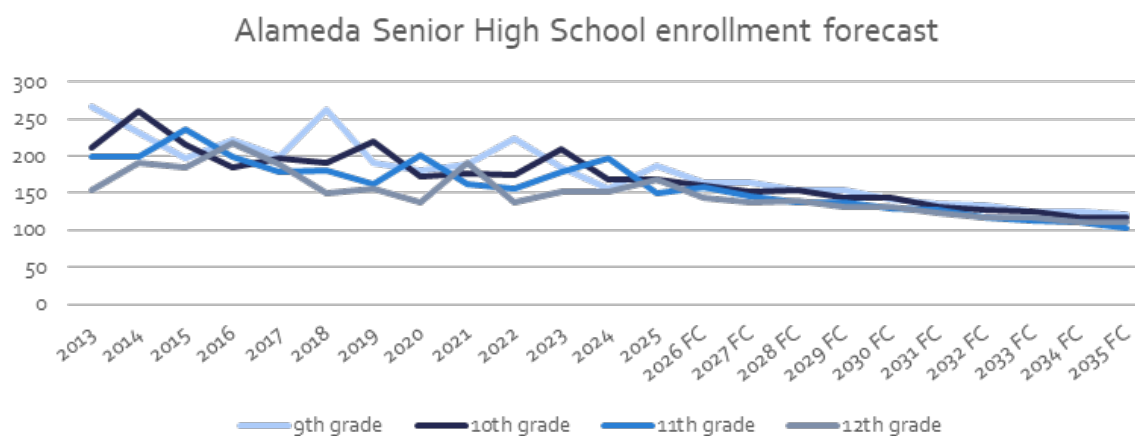
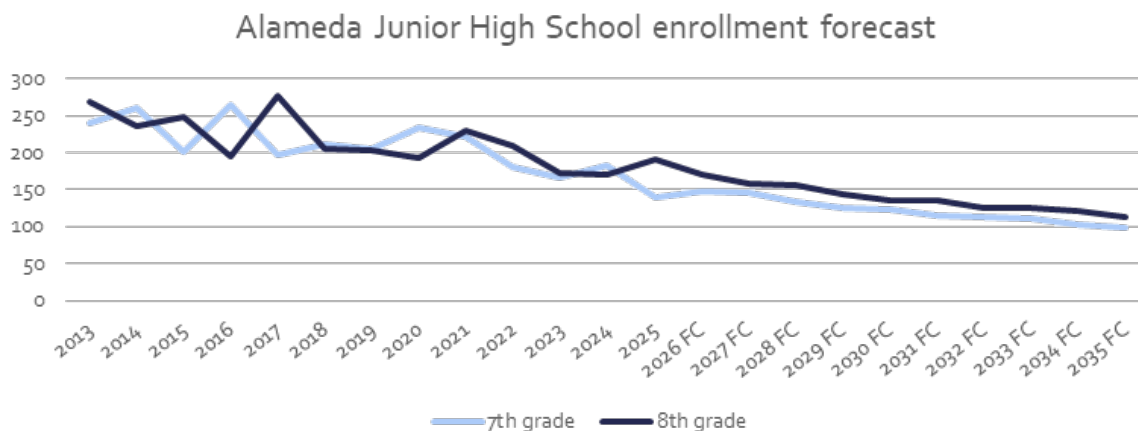
Alameda area schools



Note: The bump in enrollment depicted in 2018 results from the combination of Emory into Lasley upon the change in boundary and the ultimate closure of Emory. While the ultimate consolidation of Emory onto Lasley did not happen until after the 2022-23 AY we show Emory students in the Lasley history to best reflect the historical enrollment as it relates to the current boundary. These years are highlighted in grey.

Forecasts by school and grade level

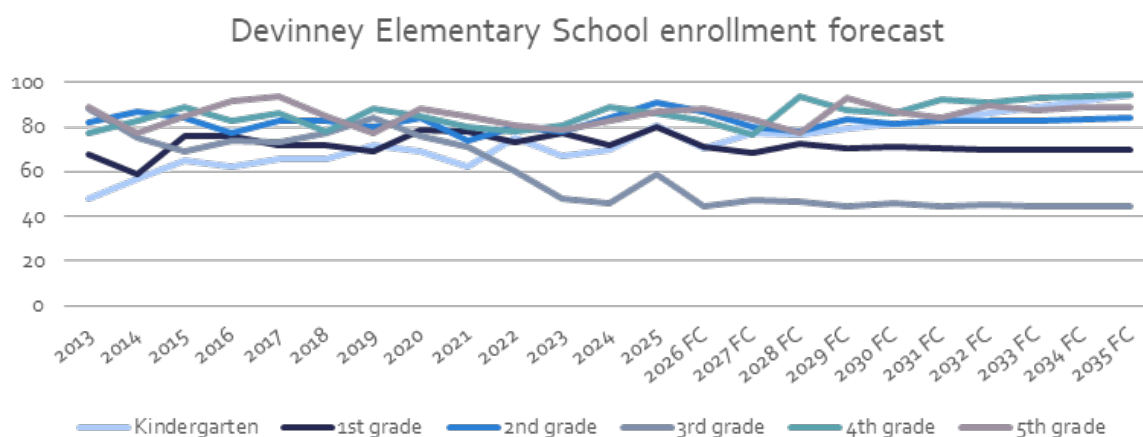
Alameda area schools



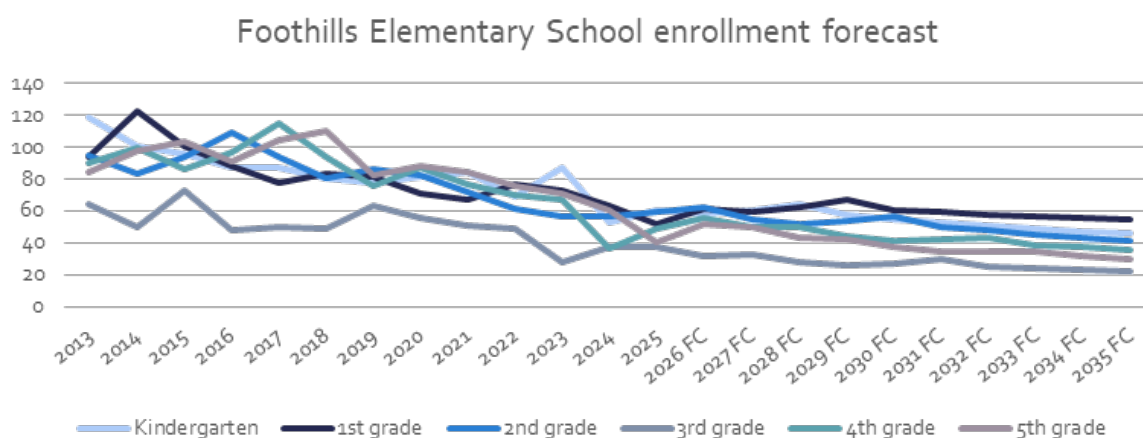
Forecasts by school and grade level

Green Mountain area schools

The Green Mountain articulation area is characterized by a largely stable student enrollment forecast. In addition, the Rooney Valley development in the Hutchinson boundary likely will yield a bump in school aged population that will support enrollment in both the elementary school and the secondary schools.



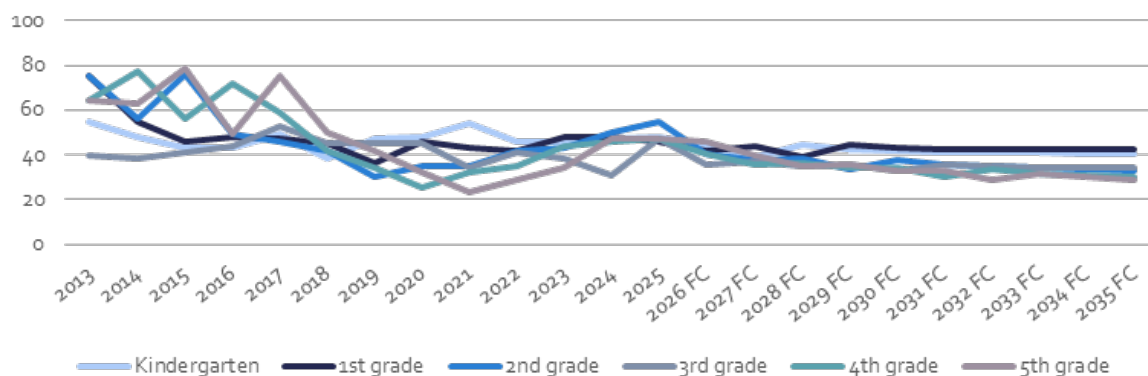
Note: The cohort starting kindergarten 2020 as a large drop in enrollment in third grade in 2023 which then recovers when the cohort is in fourth grade in 2024. That third grade drop is affecting the third grade forecasts, probably in an outsized manner.



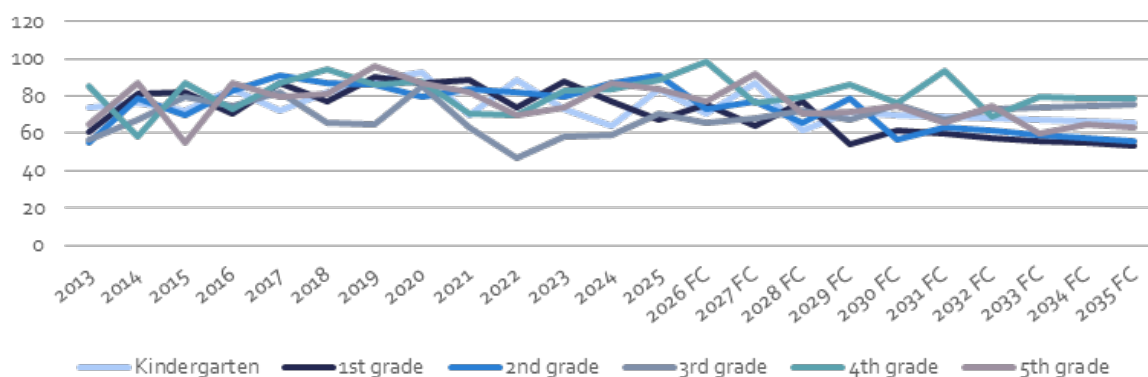
Forecasts by school and grade level

Green Mountain area schools

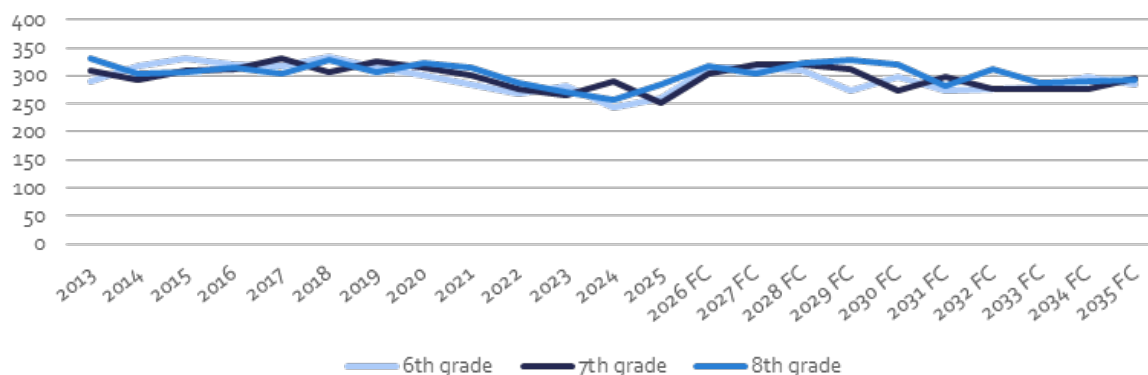
Hutchinson Elementary School enrollment forecast



Rooney Ranch Elementary School enrollment forecast

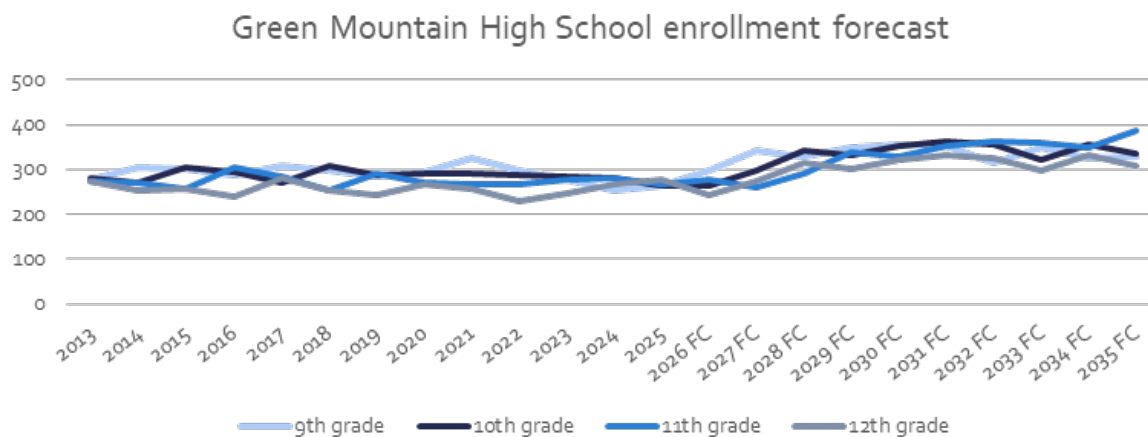


Dunstan Middle School enrollment forecast



Forecasts by school and grade level

Green Mountain area schools

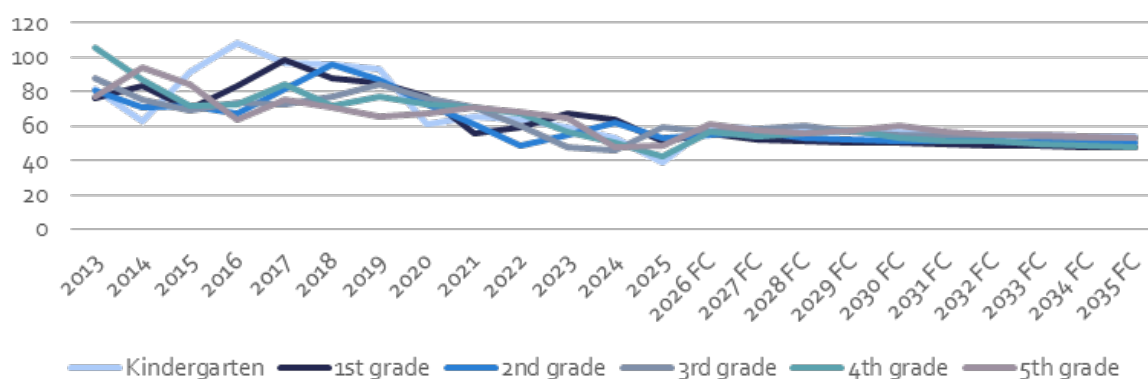


Forecasts by school and grade level

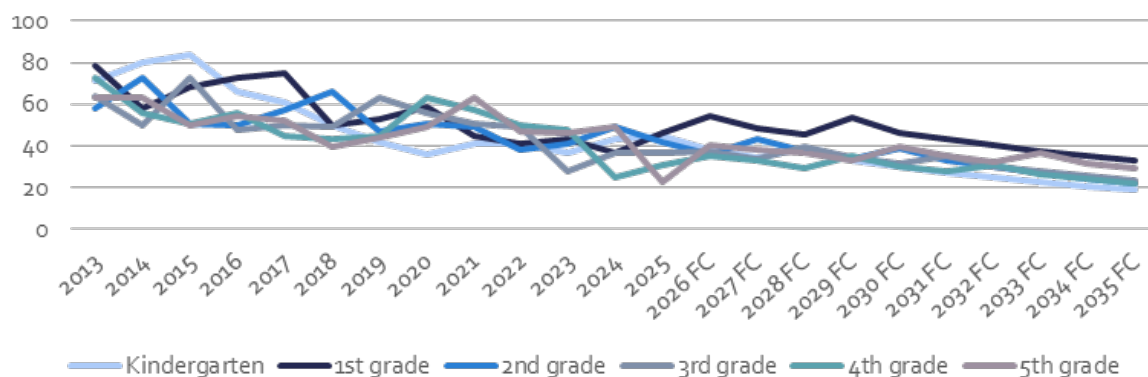
Lakewood area schools

The Lakewood articulation is characterized by largely by stability. All but one of the elementary schools have flat enrollment forecasts through 2035 and the secondary schools, too, are largely flat.

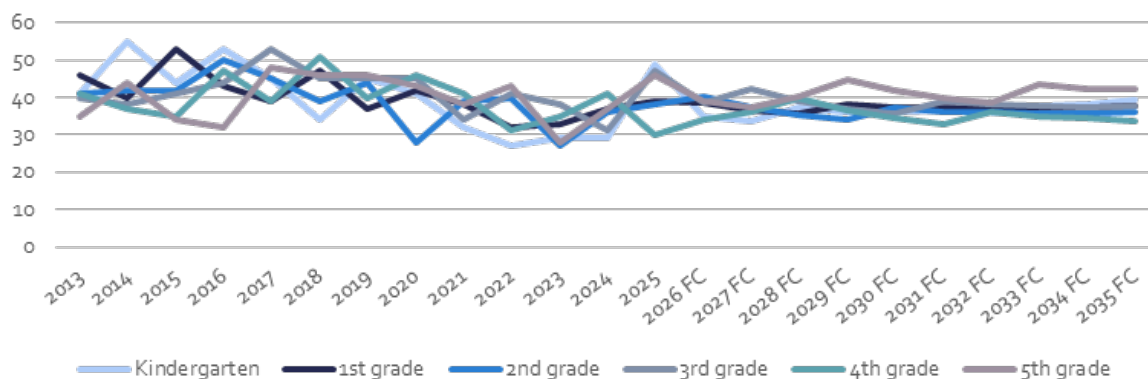
Belmar Elementary School enrollment forecast



Eiber Elementary School enrollment forecast



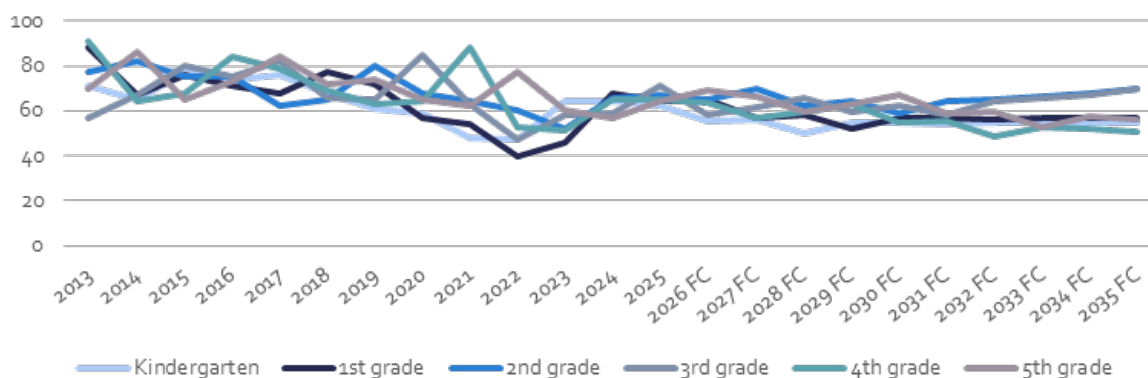
Slater Elementary School enrollment forecast



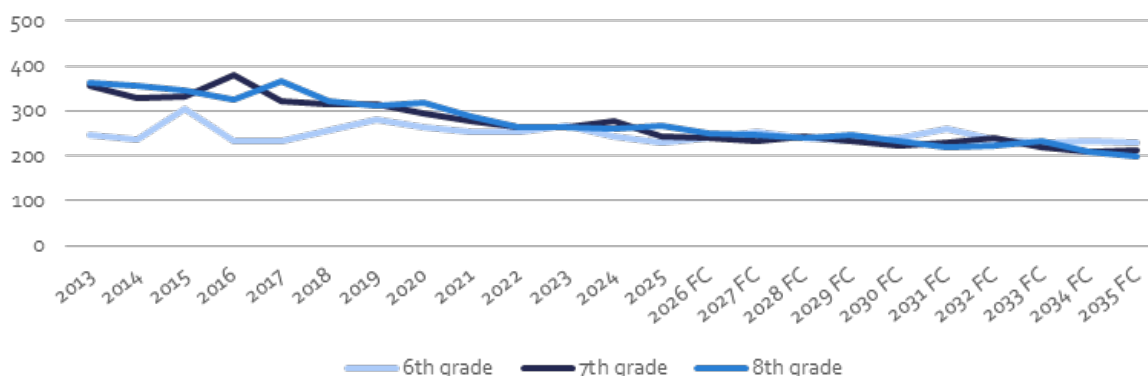
Forecasts by school and grade level

Lakewood area schools

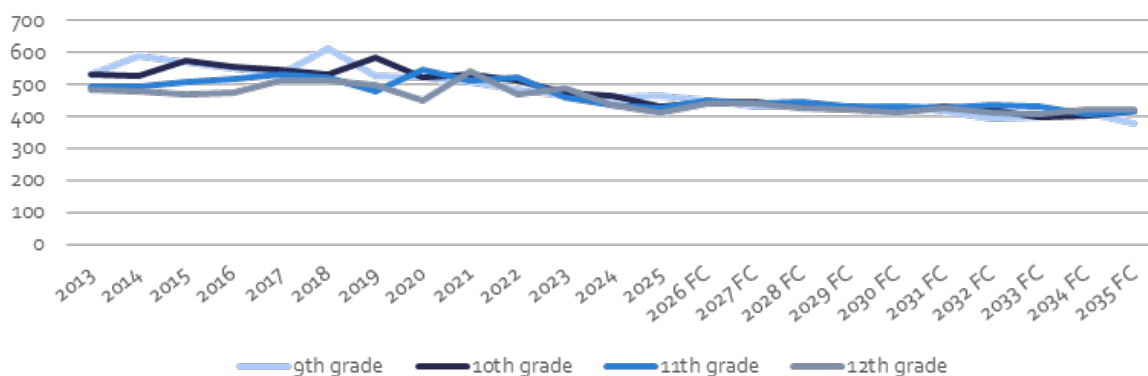
South Lakewood Elementary School enrollment forecast



Creighton Middle School enrollment forecast



Lakewood High School enrollment forecast

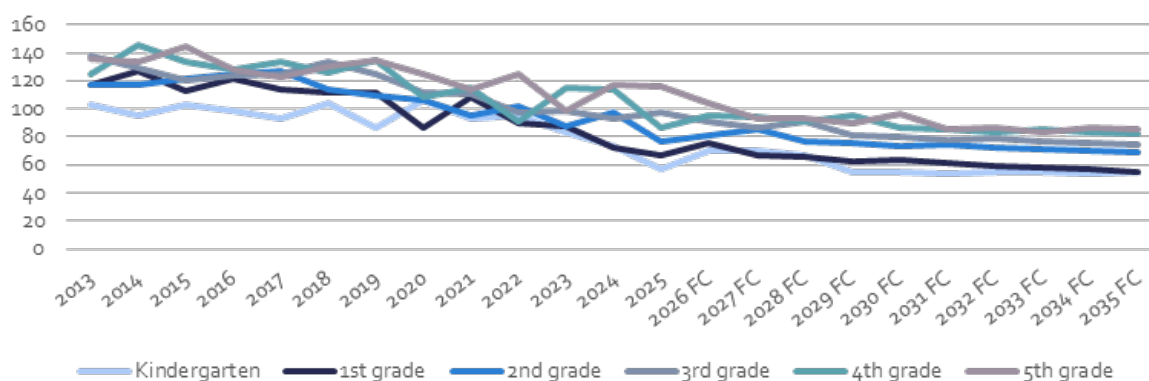


Forecasts by school and grade level

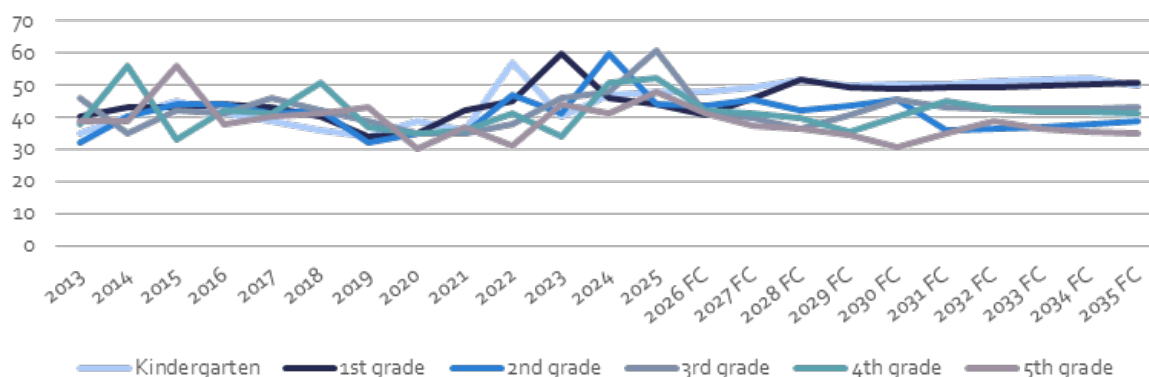
Bear Creek area schools

The Bear Creek articulation area is the largest and most geographically diverse of the Lakewood areas. This diversity extends to the enrollment forecast. This area is characterized by schools with stable, declining and slightly increasing enrollment forecasts.

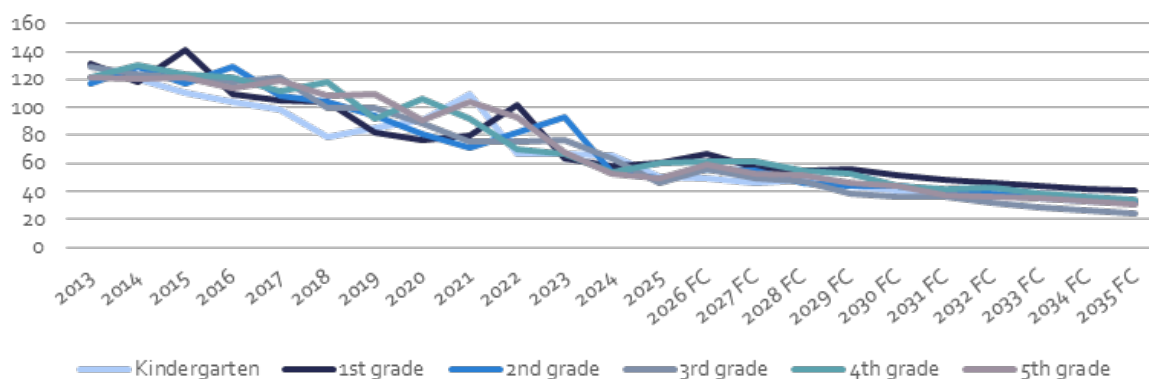
Bear Creek K-8 Elementary School enrollment forecast



Green Gables Elementary School enrollment forecast



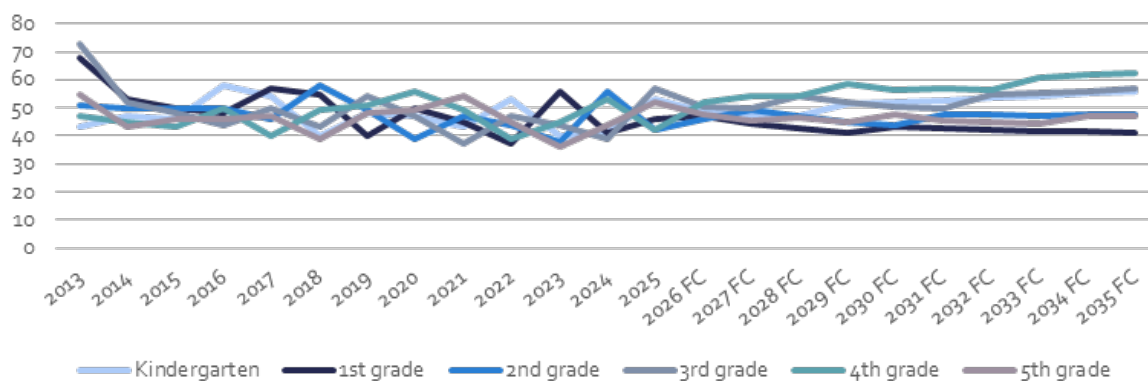
Kendallvue Elementary School enrollment forecast



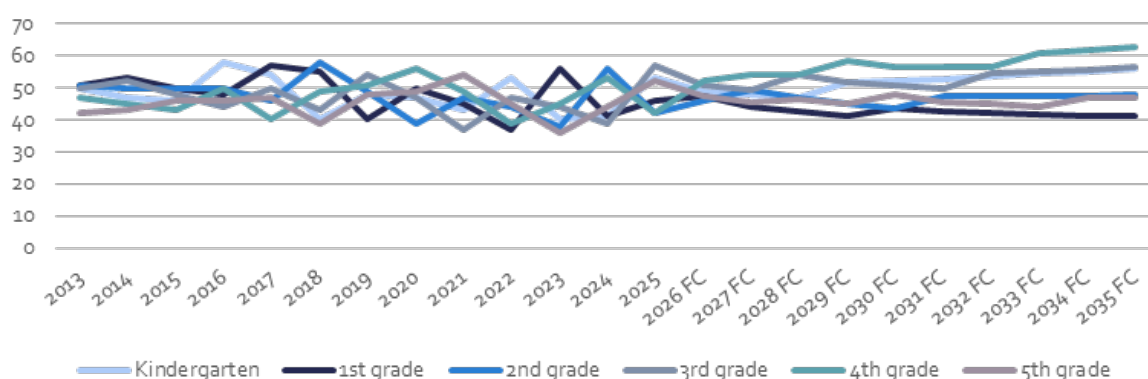
Forecasts by school and grade level

Bear Creek area schools

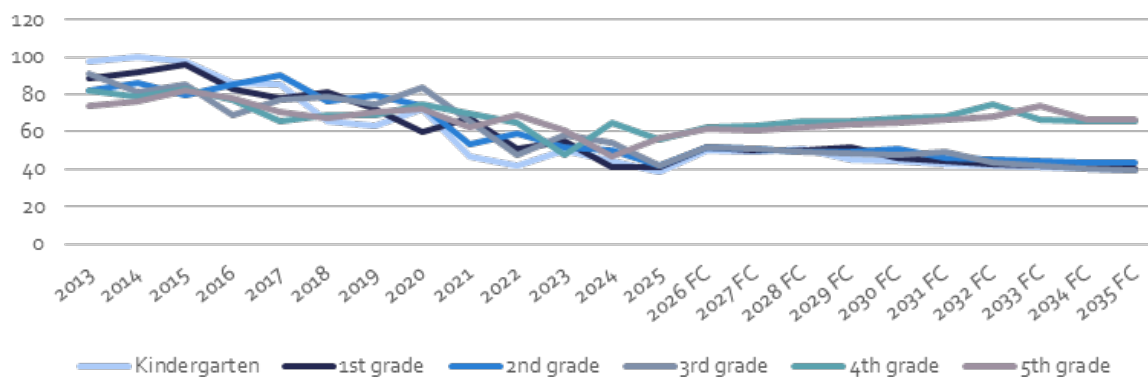
Kendrick Lakes Elementary School enrollment forecast



Red Rocks Elementary school enrollment forecast



Westgate Elementary School enrollment forecast



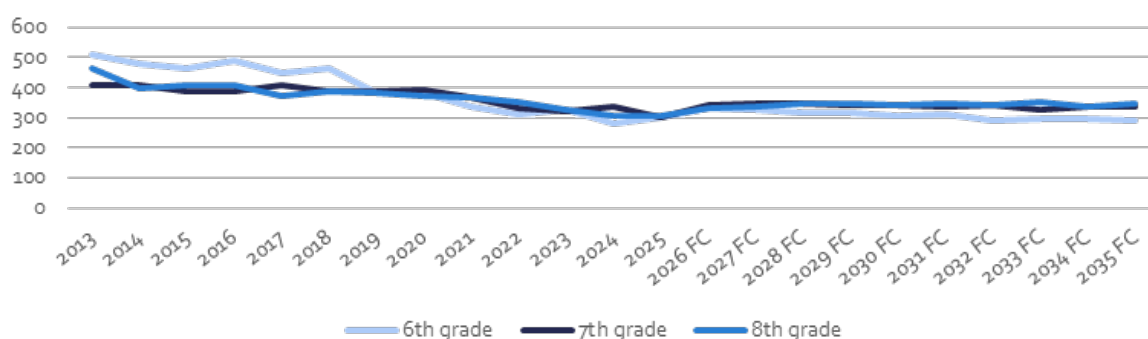
Note: The higher level in the forecasts for the 4th and 5th grades is driven by a different pattern in the relationship between lives in and births for those grades suggesting that this is a school that is the recipient of families moving in with later elementary aged children.

Forecasts by school and grade level

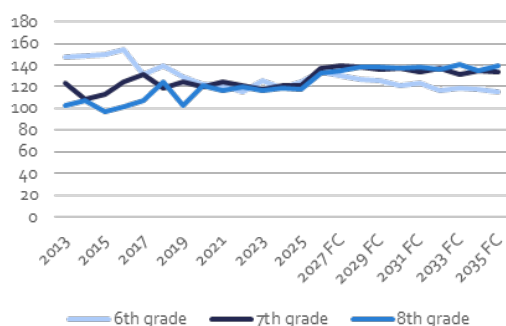
Bear Creek area schools

Programming changes at Bear Creek and Carmody Middle Schools rendered the past pattern of enrollment different than the current. As a result, we forecast the full middle school cohort first and then allocate the cohort to the two schools according to current share trends of 40 percent to Bear Creek and 60 percent to Carmody.

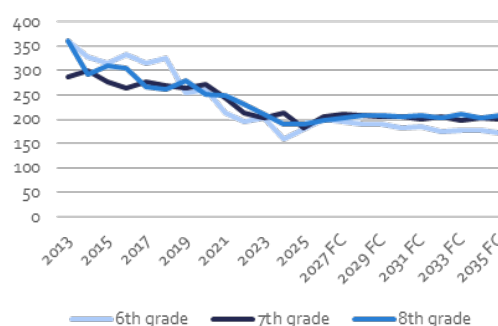
Middle school full cohort enrollment forecast for Bear Creek K-8 and Carmody Middle Schools



Bear Creek K-8 Middle School enrollment forecast



Carmody Middle School enrollment forecast



Bear Creek High School enrollment forecast

