

**From:** [Brett Grabowski](#)  
**To:** [<hinesburgplanning@gmavt.net>](mailto:hinesburgplanning@gmavt.net)  
**Cc:** [Peter Erb](#); [Michael Buscher](#)  
**Subject:** Re: Hinesburg Center Phase 2 - School Age Children Estimate  
**Date:** Monday, November 24, 2014 11:34:55 AM

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According to appendix 3 and 5.

4 bed detached  $9 * 1.28 = 12$   
3 bed detached  $4 * .72 = 3$   
2 bed detached  $5 * .29 = 2$   
3 bed attached  $6 * .69 = 4$   
Building 2-4 2 bed  $26 * .18 = 5$   
Building 20-49 2 bed  $24 * .19 = 5$

Total enrollment K-12 is 31 children or 2.4 per grade. I would anticipate a 3-4 year build out. Based on Hinesburg center phase I, I would anticipate less than 0.19 for two bedroom attached units as the 15 units have only generated 1 school age child which is 0.07.

Brett

On Nov 20, 2014, at 5:36 PM, Alex Weinhagen [<hinesburgplanning@gmavt.net>](mailto:hinesburgplanning@gmavt.net) wrote:

Brett,

Please provide the projected number of school aged children for the Hinesburg Center Phase 2 project, so I can get feedback from the Chittenden South Supervisory Union about potential school impacts. In addition to the estimated total number of school aged children at full build out, please also provide a projection as to the rough trajectory of the number of school aged children through the build out period. Clearly the project will take years to build out, so the impact to the school will be incremental over the build out period.

Whatever you would normally provide to Act 250 for this would be fine.

Your project is one of five large developments proposed at this time – for a total of approximately 450 new dwelling units. Given that, the DRB will have to look at school capacity in the review of your project and the others in the queue.

I'm not sure what formulas/multipliers you typically use to estimate this. Perhaps you have real data from some of your other projects in the area. One of the Hinesburg Community School board members (Kathy Beyer) has some expertise on this front as she is also a housing developer – she works for Housing Vermont. She recommends using the multipliers that Housing Vermont utilized in the Act 250 application for their recent Harrington Village project in Shelburne (see attached).

PS – The Haystack Crossing project (version 2) will begin its sketch plan review with the

**From:** [Brett Grabowski](mailto:Brett.Grabowski@hinesburgplanning@gmavt.net)  
**To:** [<hinesburgplanning@gmavt.net>](mailto:hinesburgplanning@gmavt.net)  
**Subject:** Re: School Children calculation  
**Date:** Monday, November 24, 2014 11:54:50 AM

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The bulk of the project is two bedroom units which historically do not generate a large number of children. Also historically CHT and HVT generate more school age children than private developers.

Brett

> On Nov 24, 2014, at 11:24 AM, Alex Weinhagen <[hinesburgplanning@gmavt.net](mailto:hinesburgplanning@gmavt.net)> wrote:

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> Brett,

> OK - get me those numbers after you do the calculation.

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> Be advised that one HCS board member (Kathy Beyer) has expressed concern  
> about using the formulas in the 2007 VHFA "Housing and Vermont's School  
> Enrollment" report, as she felt these underestimate how many school aged  
> children would result from new development. She has some expertise on this  
> front as she is also a housing developer – she works for Housing Vermont.

>

> As I mentioned in my original email, she recommended using the multipliers  
> that Housing Vermont utilized in the Act 250 application for their recent  
> Harrington Village project in Shelburne. Given that the Chittenden South  
> Supervisory Union is updating their future projections and sharpening their  
> pencil on proper estimation formulas, I recommend you give some more thought  
> to the formulas you use to calculate school age children. Rather than rely  
> on the VHFA report formulas, you might consider looking at actual data from  
> some of your other projects in the area. Alternatively, you might want to  
> report a range based on the multipliers Housing Vermont uses and those in  
> the VHFA report.

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> Alex Weinhagen  
> Director of Planning & Zoning, Town of Hinesburg  
> [hinesburgplanning@gmavt.net](mailto:hinesburgplanning@gmavt.net)  
> [www.hinesburg.org](http://www.hinesburg.org) - Planning/Zoning page  
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> -----Original Message-----

> From: Brett Grabowski [<mailto:brett@milotrealstate.com>]

> Sent: Monday, November 24, 2014 11:12 AM

> To: Alex Weinhagen

> Subject: Favorites

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> Alex

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> Please find attached the vhfa enrollment study done by Bill Smith. Bill  
> does the bulk of the demographic analysis pertaining to school enrollment  
> for the Chittenden county school districts. I will break out the number of  
> school age according to unit type per appendix 3 and 5.

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