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**To:** [Lee Jenson](#)  
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**Subject:** Park Place Development  
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Lee, thank you for the opportunity to respond. Park Place is a proposed 2110 unit development (1556 sfu, 194 townhomes, and 360 apartment units) to be located between New Town Rd and Willoughby Rd, at the intersection with Clarence Secrest Rd. The development will straddle two cluster boundaries with approximately 400 sfu on the Western Union/Parkwood (south) side and the remainder on the Rocky River/Sun Valley (north) side.

**PLEASE NOTE:** Although the below schools are the current assignments for this area, the Union County Public Schools Board of Education has the obligation and reserves the right to modify assignments in order to optimize facility utilization and efficiency.

The northern portion will be located within the following school attendance areas for the 2020-2021 school year:

|                        |  |
|------------------------|--|
| Rocky River Elementary | Currently at 82% rated capacity  |
| Sun Valley Middle      | Currently at 97% rated capacity  |
| Sun Valley High        | Currently at 95% rated capacity (Note that this number should drop to 90% with the completion of current bond work, expected to complete for the 2020-2021 school year). |

By our accounting, these additional 1710 units will bring the number of planned and not built housing units in the Rocky River ES area to approximately 2018.

This includes:

- Willoughby Woods: 60 additional units
- Dogwood Forest: 21 units
- Village at Rocky River: 180 units
- Jonhaven Townhomes: 47 units

Also within the Sun Valley cluster attendance area (for a total of approximately 5062 housing units) are:

- Walden at Austin Village: 26 additional units
- Moore Farms: 253 units
- Cottages at Indian Trail: 98 units
- Plyler Townhomes: 41 units
- Harpers Run: 109 units
- Potter Rd Townhomes: 87 units
- 2933 M.I.T. Rd: 92 units
- Ardmore at Indian Trail: 252 units
- Fenwick Commons: 44 units
- The Hub: 350 units
- McClendon Place: 180 units

- Solis at Chestnut Farm: 302 units
- Weddington Acres: 25 units
- Chestnut Lane subdivision: 34 units
- Harkey Creek: 268 units
- Heritage: 435 units
- Old Charlotte Hwy: 211 units
- Weddington Pointe: 225 units
- Evoke at Indian Trail: 320 units

The southern portion will be located within the following school attendance areas for the 2020-2021 school year:

|                          |                                 |
|--------------------------|---------------------------------|
| Western Union Elementary | Currently at 70% rated capacity |
| Parkwood Middle          | Currently at 81% rated capacity |
| Parkwood High            | Currently at 79% rated capacity |

By our accounting, this will bring the number of planned and not built housing units within the Western Union ES area to approximately 1235 units.

Also in the Parkwood attendance area (for a total of 3222 residential units) are:

- 1942 units in the Waxhaw ES area
- 45 units in the Prospect ES area

Per Board of Education policy, neither Sun Valley MS nor Sun Valley HS are any longer accepting any further transfers due to high enrollment. Additional residential construction contributes to high enrollments, which in turn exacerbate problems such as:

- Additional mobile classrooms
- Inadequate capacity for food service and rest room facilities
- Rationing of access to the Media Center
- Insufficient parking and queuing space for parents to safely deliver or pick up their children
- Inadequate planning/meeting space for additional staff.

Thanks  
Don

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