

Draft

Appendix D: Future Land Use Plan Buildout

This appendix provides an analysis of the Future Land Use Plan and what it means for Commerce City at buildout (i.e., when all vacant lands and targeted redevelopment sites are built out over an undefined period of time).



See Chapter 3, *Future Land Use Plan*.



Large vacant land parcels in the north and east part of Commerce City and Adams County will build out over an undefined period of time.

Housing, Population, and Jobs (2007)

For the purposes of the model, the planning team calibrated to 2007 Denver Regional Council of Governments (DRCOG) data. This was the most consistently available data that could also be spatially calibrated to the Geographic Information Systems (GIS) mapping data, existing land use, and Transportation Analysis Zones (TAZs). For the model, the existing estimates are approximately:

- ✓ 13,100 housing units,
- ✓ 38,000 people, and
- ✓ 24,000 jobs.



See Appendix A, *Community Profile*, and Appendix B, *Socioeconomic and Housing Profile*, for more information and description of existing development, land use, and socioeconomic factors in Commerce City.



The transportation model accounts for 2007 housing and jobs, including developments since 2000 in the Northern Range.

Potential New Development

The estimate of potential new development is based on the categories shown on the Future Land Use Plan, calculated for undeveloped, agricultural, and platted vacant lands and for targeted redevelopment locations within Commerce City.



The Future Land Use Plan could accommodate a total of over 62,000 housing units and over 180,000 people when fully built out.

New Residential Development Potential

New residential development could occupy a total of approximately 9,100 undeveloped acres and 170 acres for mixed-use redevelopment. This future residential development (including redeveloped housing units) could amount to approximately:

- ✓ 49,280 new housing units, and
- ✓ 142,900 new people.

These new residential units represent a mix of housing types ranging from Residential Low (at 1 to 4 units per acre) to Mixed-Use E-470 and Residential High (with densities up to 40 units per acre). For purposes of this analysis, we assumed an average future housing occupancy rate of 2.9 people per household.

Most of the development potential is in the northern part of the city. DIA North alone accounts for over 20,000 housing units, which will likely develop over a very long term. The Northern Range and E-470 areas have potential for almost 26,000 new housing units, twice the amount estimated by the year 2035.

By planning area, new residential development could occupy approximately:

Table D-1: New Residential Development Potential by Planning Area

Planning Area ¹	Potential Residential Acreage ²	Potential New Housing Units	Potential New Population
Historic City	39	861	2,496
Irondale	121	822	2,385
Northern Range	3,525	18,759	54,402
E-470 Influence Area	1,316	7,135	20,691
DIA North	4,066	21,698	62,923
Total	9,067	49,275	142,898

¹ Calculations are based on TAZs, which generally (but not perfectly) align with planning area boundaries.

² Mixed-use land use categories assume 50% of the land used for residential use and 50% for non-residential use.

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Non-Residential Development Potential

According to the Future Land Use Plan, new retail, office, and employment land uses could occupy a total of approximately 13,900 undeveloped acres plus the mixed-use redevelopment sites. This is a potential for approximately:

- ✓ 122,250 new jobs.

As with the residential development, most of the non-residential development potential occurs in the northern half of the city where vast amounts of vacant land exist. The Northern Range has potential for over 20,000 new jobs. E-470 has potential for over 50,000 new jobs. These two planning areas alone account for almost twice the 2035 jobs estimate. Table D-2 itemizes the potential for new jobs by planning area.

Table D-2: New Non-Residential Development Potential by Planning Area

Planning Area ³	Potential Business and Industry Acreage ⁴	Potential New Jobs
Historic City	462 ac.	7,301 jobs
Irondale	1,037 ac.	8,321 jobs
Northern Range	1,396 ac.	21,258 jobs
E-470 Influence Area	3,818 ac.	52,181 jobs
DIA North	7,142 ac.	33,193 jobs
Total	13,855 ac.	122,254 jobs

How Many Total People and Jobs Can the Plan Accommodate?

Commerce City's total buildout potential is determined by combining the existing and potential new development. Using this approach, the Future Land Use Plan, at buildout, could result in approximately:

- ✓ 62,380 housing units total,
- ✓ 180,900 people total, and
- ✓ 146,250 jobs total.

This buildout potential vastly exceeds the growth projections through 2035 (noted on the following page), emphasizing the fact that Commerce City has plenty of room to grow and land for a variety of future housing and employment choices.



The Future Land Use Plan could accommodate a total of over 146,000 new jobs when fully built out.

³ Calculations are based on TAZs, which generally (but not perfectly) align with planning area boundaries.

⁴ Mixed-use land use categories assume 50% of the land used for residential use and 50% for non-residential use.

What are the 2035 Projections?

By 2035, Commerce City could have up to 33,900 new residents needing housing (with an annual compound growth rate of just over 2.3%) or a total of 71,900 people (DRCOG, 2009). The city could see 17,900 new jobs for a total of 41,900 jobs (adjusted from DRCOG's estimates of 12,200 new jobs to account for more land set aside in the E-470 and Northern Range areas and to achieve the community's 1.5 jobs-to-housing goal for new growth.

Why Consider Implications of Buildout?

Depending on how much growth occurs in Commerce City over the next 25+ years, the city's population could grow significantly. How much growth and where it occurs will have considerable implications on services like police, transportation, parks, and utilities. It is important to consider the Future Land Use Plan's ability to accommodate potential future growth, to monitor growth over time, and adjust the plan accordingly.