



# *Comprehensive Plan*



## **Indicators Report**

**April 28, 2014**

# Agenda

## I. Comprehensive Plan Background

## II. Indicators Report Overview

## III. Examples of Indicators in Report

## IV. Questions







# C3 Vision – Comprehensive Plan Background

# What is a Comp Plan?

- Community-Driven
- Vision for the Future
- Long-Range Plan, so City Can Be Sustainable and Economically Viable
- Guides Government and Community Choices
- Does Not Change Current Zoning



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# “Big Ideas”

These themes are found throughout the Plan

1. **Balanced Mix of Land Uses**
2. **New Neighborhoods**
3. **Centers (jobs, retail, and civic activity)**
4. **Retain Lands for Industry**
5. **Coordinated Land Use/Transportation**
6. **Connected Recreational System**
7. **Phased Growth**



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# C3 Vision - Sustainability

**Commerce and Economy:** Vital economic development and fiscal stability, focusing on retaining existing businesses and attracting new businesses.

**Context and Environment:** Orderly growth and development that leads to a balanced city with great neighborhoods and commerce, sufficient infrastructure, connected parks and open space, and a positive appearance and image.

**Community and Social Well-Being:** Community and social facilities that provide for the safety, health, and well-being of its residents and promote efficient and wise use of resources, ensuring that future generations have opportunities for meaningful livelihoods.



C3 Sustainable Community



# Plan Elements

## Chapters 4-15 in the Comprehensive Plan



Land Use and Growth



Economic Development



Fiscal Stability



Housing and Neighborhoods



Redevelopment/Reinvestment



Transportation



Health, Safety, and Education



Parks, Open Space, Recreation



Public Facilities and Infrastructure



Appearance/Design



Cultural Facilities and Tourism

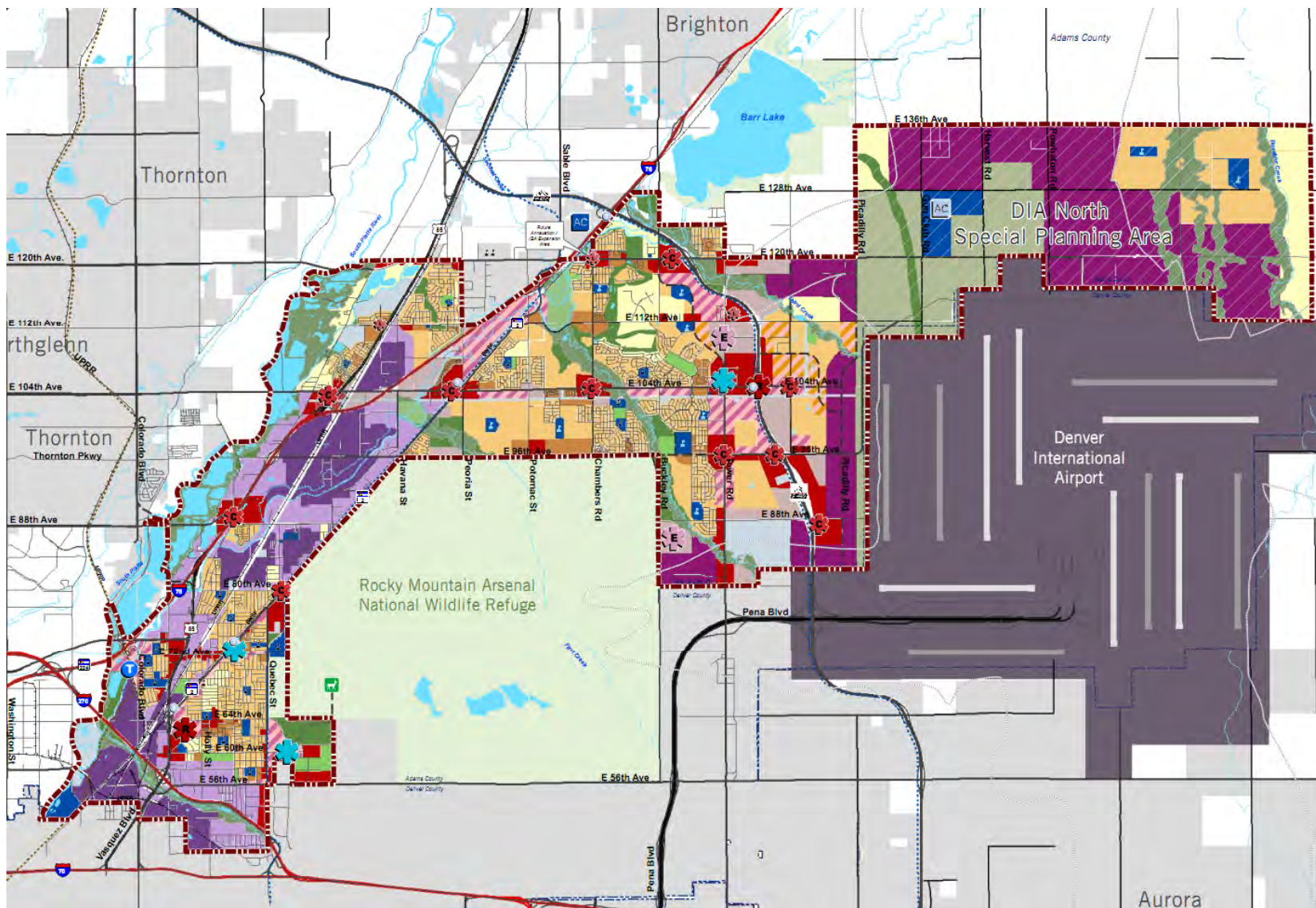


Resource Use/Conservation



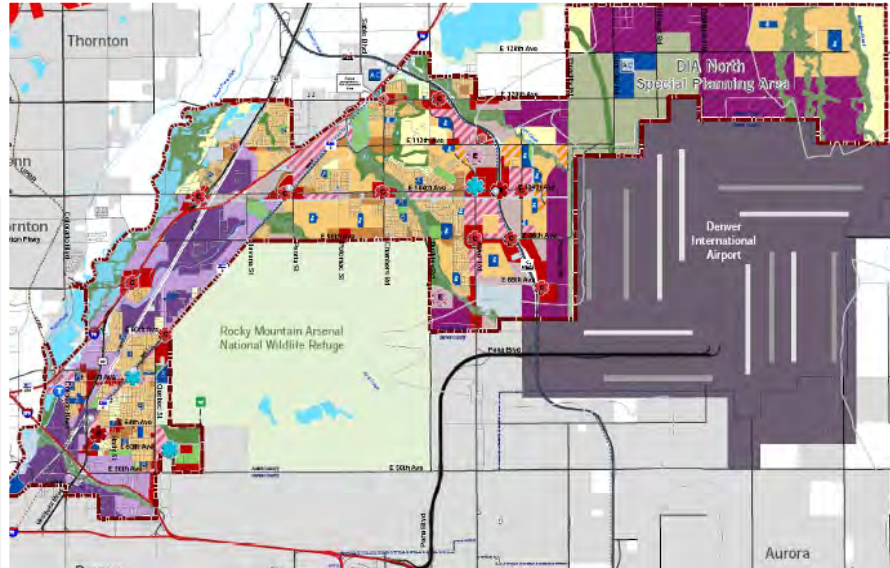
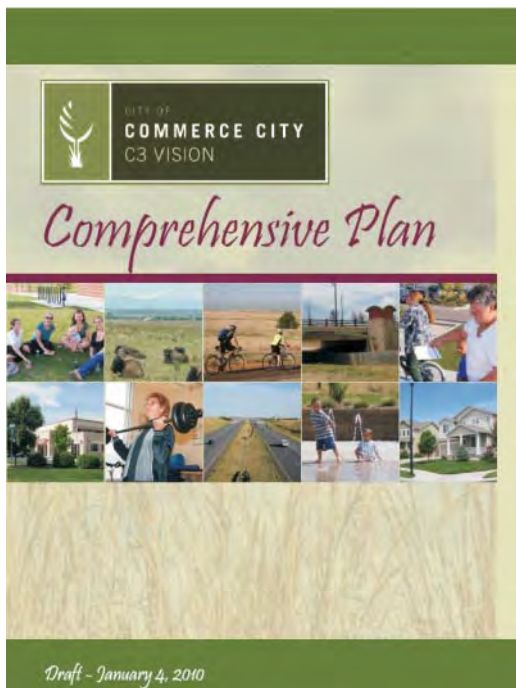
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# Chapter 3 - Future Land Use Plan



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# Indicators Report

# What is an Indicator?

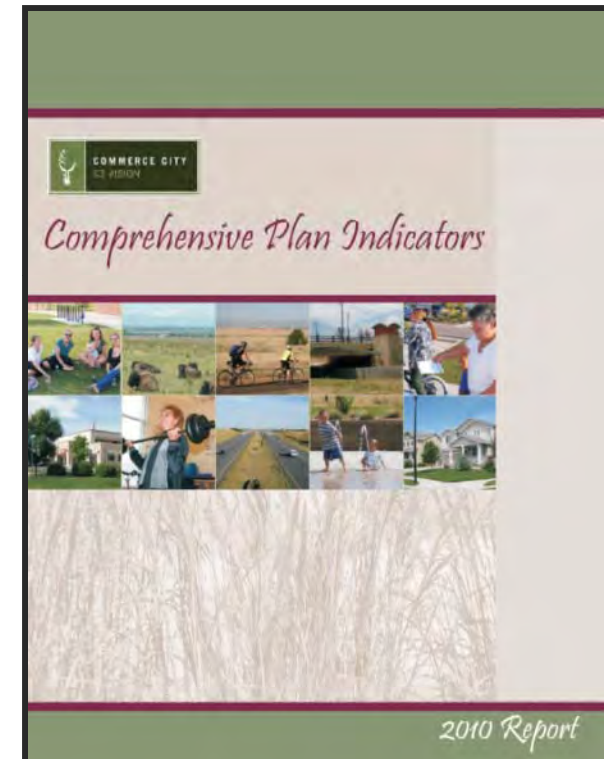
- **Snapshot of the status of a local system or goal**
- **Multiple indicators can provide a measuring system for trends**
- **Result — can aid in decision making**





# Indicators Report Overview

- **2013 is the 4th year for the Indicators Report – Trends starting to emerge**
- **The Indicators correspond to the chapters in the Comprehensive Plan**
- **Each chapter has anywhere from 1 to 7 indicators**
- **It is expected the number of indicators per chapter will increase over time**





# Indicators Report User Guide

Each indicator has five basic elements:

1. Indicator Description
2. The data
3. Analysis
4. How this data compares to the desired trend
5. Data Sources (footnotes)

## POPULATION GROWTH

### HOUSEHOLD POPULATION GROWTH RATE.

The annual population growth rate measures the rate at which the population in Commerce City is changing. The Denver Regional Council of Governments estimates that the Denver-metro region will grow to a population of nearly 3.9 million by 2035, with most of the growth occurring in the northeast corridor of the Denver-metro area. Because of this, Commerce City is expected to grow faster than the region, from approximately 42,473 (2008 US Census Bureau estimate) to an estimated 73,738 by 2035.

With the current difficult economic environment, the city still anticipates the growth rate to increase slightly in the near future.

| Year | Population | Growth Rate |
|------|------------|-------------|
| 2008 | 42,473*    | N/A         |
| 2009 | 43,301*    | 1.95%       |
| 2010 | 45,500**   | 5.1%        |

As mentioned above, the city should continue to build on recent efforts to ensure a positive population growth.

\* US Census Bureau

\*\* Commerce City Community Development Department

Desired Trend:



Actual Trend:



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# Types of Indicators

## Two Major Categories of Indicators:

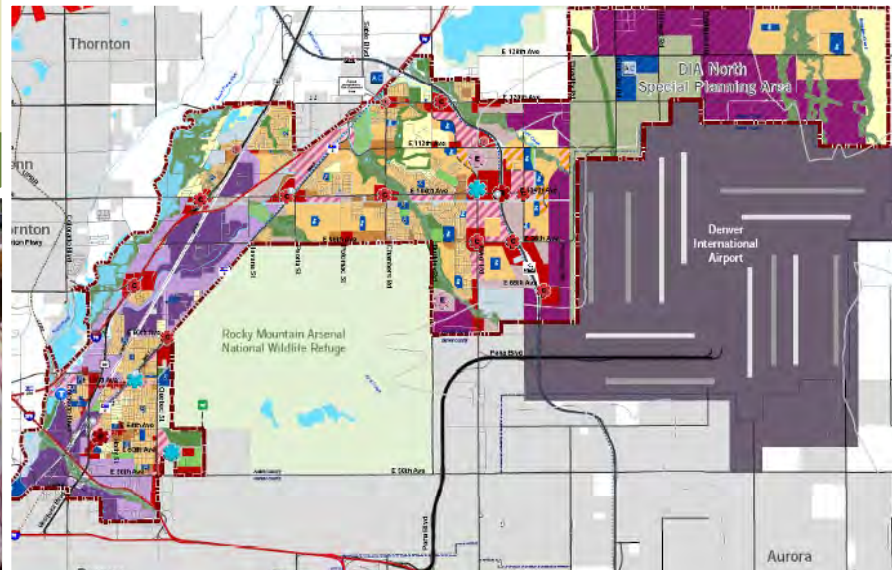
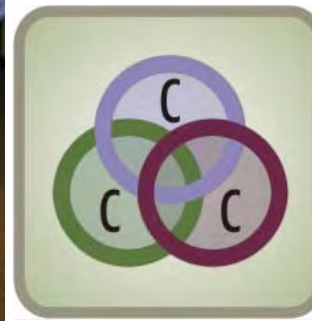
- **Direct Influence**

- Example — Trail-Miles Constructed over the Past Year

- **Indirect Influence**

- Example — Total Number of New Residential Units Constructed over the Past Year



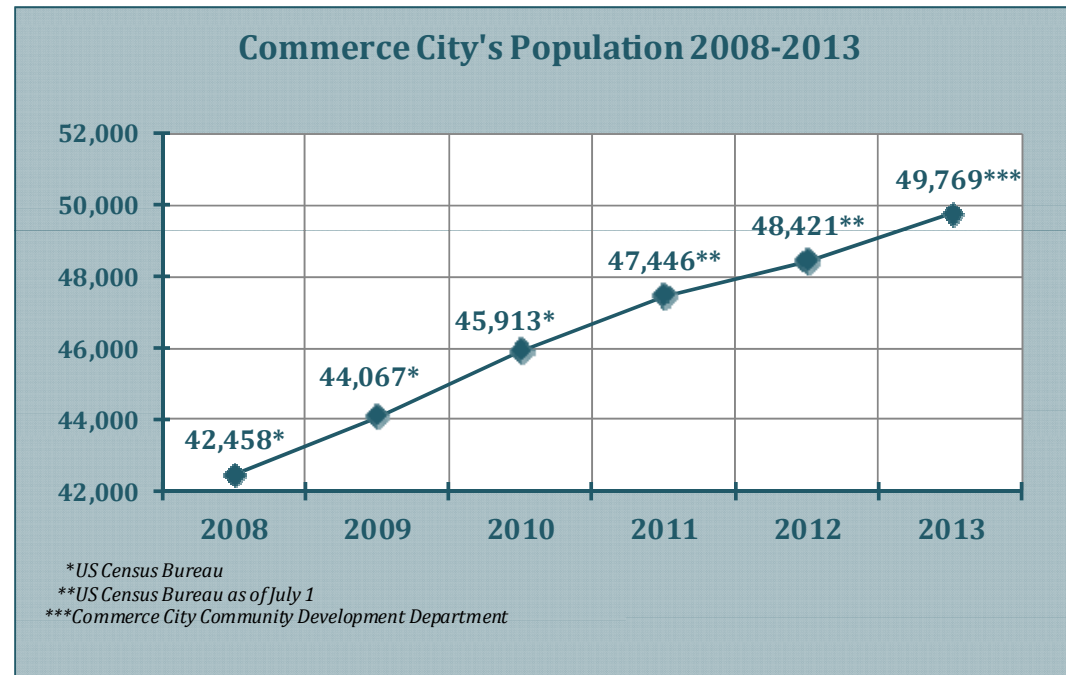


# Indicator Examples



# Chapter 4 – Land Use

## Population



Desired Trend:



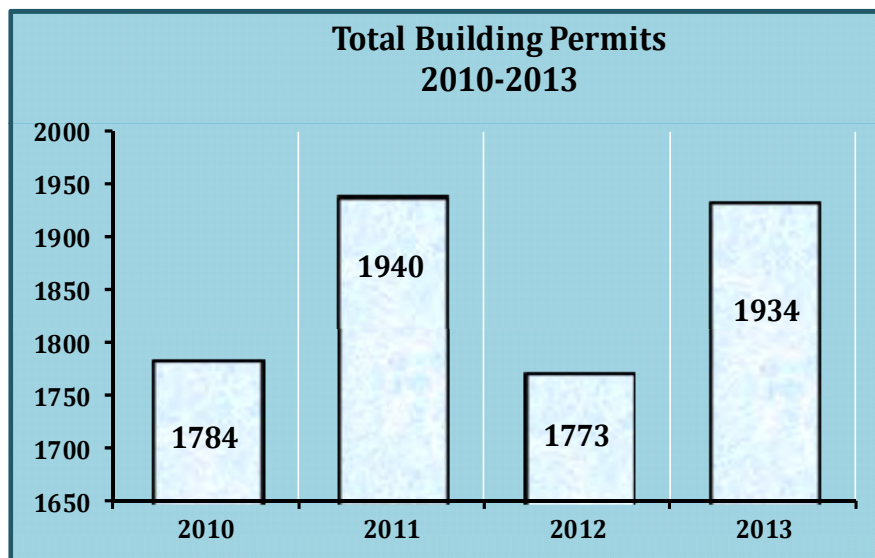
Actual Trend:



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# Chapter 4 – Land Use

## Building Permits



- **Housing Starts are up 100%**  
**192 in 2012, 384 in 2013**
- **2013 forecast for residential – slight growth increase**
- **Increase in Commercial and Industrial, including multiple high-profile projects**

*Desired Trend:*



*Actual Trend:*



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# Chapter 4 – Land Use

## Commercial Non-Industrial Projects

| COMMERCIAL NON-INDUSTRIAL PROJECTS |              |             |              |              | % Change +/-<br>(2012 to 2013) |
|------------------------------------|--------------|-------------|--------------|--------------|--------------------------------|
|                                    | 2010         | 2011        | 2012         | 2013         |                                |
| # of Permits                       | 17           | 14          | 6            | 32           | 433%                           |
| Square Feet                        | 531,528      | 145,469     | 226,491      | 260,329      | 15%                            |
| Valuation                          | \$16,351,065 | \$7,609,439 | \$20,341,422 | \$27,321,818 | 34%                            |

- In 2013, highest number of permits and valuation.
- Anticipated that number will be increasing as city grows.

Desired Trend:



Actual Trend:





# Chapter 5 – Jobs and Business

## Unemployment

| Origin            | 2010   | 2011   | 2012   | 2013  |
|-------------------|--------|--------|--------|-------|
| Commerce City     | 15.20% | 11.70% | 10.90% | 7.90% |
| Adams County      | 9.20%  | 8.90%  | 9.20%  | 6.70% |
| State of Colorado | 8.80%  | 7.90%  | 7.70%  | 6.50% |
| National          | 9.40%  | 8.90%  | 7.70%  | 7.00% |

*December 2013 information unavailable at time of publishing.*

- Continued drop in unemployment rate locally, although higher than metro Denver
- Consistent with national trends

*Desired Trend:*



*Actual Trend:*



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# Chapter 6 – Fiscal Stability

## Grants

### State and Federal Grants Received

| YEAR  | \$ REQUESTED    | \$ GRANTED     | # of GRANT APPLICATIONS | # of GRANTS AWARDED | APPLICATION SUCCESS RATE |
|-------|-----------------|----------------|-------------------------|---------------------|--------------------------|
| 2010  | 4,141,110.49    | 1,033,715.00   | Unknown                 | Unknown             | 46%                      |
| 2011  | 1,754,026.40    | 892,035.21     | 21                      | 18                  | 86%                      |
| 2012  | 5,463,966.00    | 2,715,274.00   | 24                      | 18                  | 75%                      |
| 2013  | 1,706,582.54    | 437,523.00     | 22                      | 17                  | 77%                      |
| TOTAL | \$13,065,685.43 | \$5,078,547.21 |                         |                     |                          |

- Federal budget challenges have resulted in fewer available grant funds
- Improving success rate

*Desired Trend:*



*Actual Trend:*



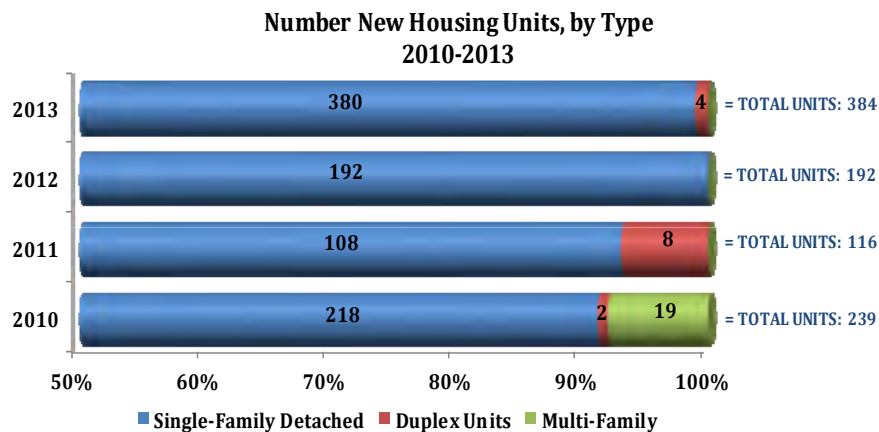
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# Chapter 7 – Housing and Neighborhoods

## New Housing Units

Location (N. Range)

### Quantity of New Units



*Desired Trend:*



*Actual Trend:*



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# Chapter 8 – Redevelopment & Reinvestment

## Building Permits in Redevelopment Focus Areas

| REDEVELOPMENT INFILL AREA              | YEAR | # OF PERMITS | SQUARE FEET*  | JOB VALUATION      |
|--|------|--------------|---------------|--------------------|
| <b>DERBY</b>                           | 2010 | 14           | 5,966         | \$284,729          |
|  | 2011 | 20           | 0             | \$131,510          |
|  | 2012 | 19           | 15,296        | \$477,634          |
|  | 2013 | 23           | 7,432         | \$297,539          |
| <b>DERBY TOTALS</b>                    |      | <b>76</b>    | <b>28,694</b> | <b>\$1,191,412</b> |
| <b>CLERMONT</b>                        | 2010 | 9            | 0             | \$37,790           |
|  | 2011 | 10           | 192           | \$1,023,416        |
|  | 2012 | 5            | 600           | \$880,000          |
|  | 2013 | 6            | 40            | \$50,302           |
| <b>CLERMONT TOTALS</b>                 |      | <b>30</b>    | <b>832</b>    | <b>\$1,991,508</b> |
| <b>MILE HIGH GREYHOUND PARK</b>        | 2010 | 0            | 0             | \$0                |
|  | 2011 | 3            | 0             | \$22,400           |
|  | 2012 | 13           | 0             | \$235,956          |
|  | 2013 | 19           | 503           | \$51,019           |
| <b>MILE HIGH GREYHOUND PARK TOTALS</b> |      | <b>35</b>    | <b>503</b>    | <b>\$309,375</b>   |
| <b>FASTRACKS STATION</b>               | 2010 | 1            | 0             | \$6,500            |
|  | 2011 | 5            | 484           | \$48,404           |
|  | 2012 | 5            | 0             | \$7,406            |
|  | 2013 | 2            | 0             | \$4,212            |
| <b>FASTRACKS STATION TOTAL</b>         |      | <b>13</b>    | <b>484</b>    | <b>\$66,522</b>    |
| <b>104TH &amp; US 85</b>               | 2010 | 3            | 0             | \$40,850           |
|  | 2011 | 2            | 0             | \$1,800            |
|  | 2012 | 3            | 1,280         | \$243,652          |
|  | 2013 | 4            | 5,226         | \$282,359          |
| <b>104TH &amp; US 85 TOTAL</b>         |      | <b>12</b>    | <b>6,506</b>  | <b>\$568,661</b>   |

\*Square footage information was not available for all permits.

**Desired Trend:**



**Actual Trend:**



- Derby continues to show highest activity
- Increased future attention to Dog Track and North Metro Station Area

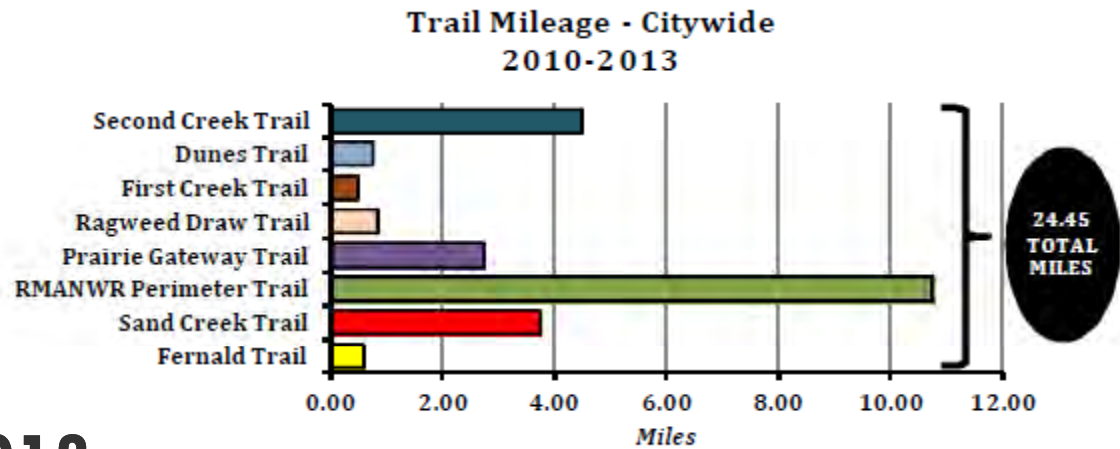


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# Chapter 9 – Transportation

## Multi-Use Paths/Trails

Total miles of paths/trails build or repaired



- No new trails in 2013
- Bike and Ped plan should help guide future trail construction

Desired Trend:



Actual Trend:



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# Chapter 9 – Transportation

## Transit Ridership

### Annual Transit Ridership

| Average Daily Boardings by Route for Bus Stops Within Commerce City |                |                |                |                |
|---|----------------|----------------|----------------|----------------|
| Route   | 2010 Boardings | 2011 Boardings | 2012 Boardings | 2013 Boardings |
| 40: Colorado Boulevard Crosstown                                    | 334.5          | 369.9          | 367.0          | 376.0          |
| 48: East 48th Avenue/Commerce City                                  | 647.0          | 676.4          | 751.5          | 765.0          |
| 72: 72nd Avenue Crosstown   | 154.4          | 136.9          | 179.0          | 184.0          |
| 88: Thornton/Commerce City/Stapleton                                | 768.5          | 812.5          | 779.5          | 794.0          |
| 145X: Brighton/DIA  | 0.0            | 0.0            | 1.0            | 2.0            |
| AA: Wagon Road-DIA  | 69.5           | 85.3           | 65.0           | 65.0           |
| DD: Boulder/Colorado Blvd   | N/A            | N/A            | 0.0            | 0.0            |
| R: Brighton/Denver  | 20.7           | 21.7           | 25.2           | 29.0           |
| 104X: Reunion/Market Street via 104th & US 85                       | 0.0            | 0.0            | 0.0            | 65.0           |
| Totals  | 1994.6         | 2102.7         | 2168.2         | 2215.0         |

- 88 and 48 most used routes
- Rise in overall ridership suggests more service needed
- Arrival of 104x for Northern Range

*Desired Trend:*



*Actual Trend:*



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# Chapter 10 – Safety and Wellness

## Calls for Service

|                   | YTD DEC<br>2011 | YTD DEC<br>2012 | YTD DEC<br>2013 | 2012 - 2013<br>NUMBER<br>CHANGE +/- | 2012-2013<br>% CHANGE |
|-------------------|-----------------|-----------------|-----------------|-------------------------------------|-----------------------|
| Calls for Service | 72,689          | 64,045          | 65,201          | 1,156                               | 1.8%                  |

- Increase smaller than city's growth rate of 2.78%
- Could suggest effective prevention measures
- Top 3 types – 1) Ambulance 2) Animal Complaints 3) Suspicious Incidents

*Desired Trend:*



*2013 Trend:*




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# Chapter 11 – Parks, Open Space, & Recreation

## Developed Parks and Trails

Per capita, per standards in Prairieways Action Plan

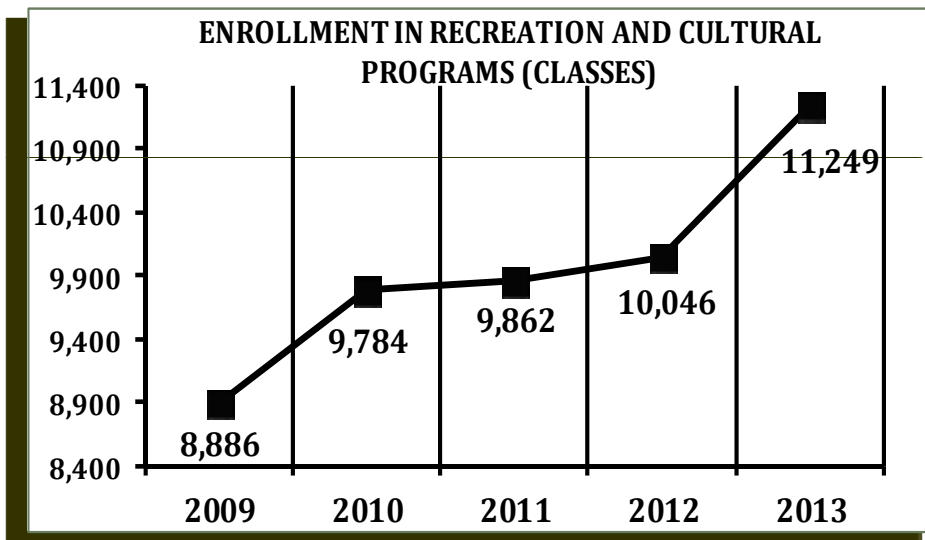
|  | PRAIRIEWAYS<br>ACTION PLAN<br>STANDARD | ACTUAL 2011<br><i>(based on 46,357<br/>population)</i> | ACTUAL 2012<br><i>(based on 46,508<br/>population)</i> | ACTUAL 2013<br><i>(based on 49,769<br/>population)</i> | 2013<br>TREND<br><i>(compared to<br/>Prairieways<br/>Action Plan<br/>standards)</i> |
|---|--|--|--|--|---|
| PARKS (acres)   | 6 acres/1000<br>people                 | 4.55<br>acres/1000<br>people                           | 4.55<br>acres/1000<br>people                           | 4.23<br>acres/1000<br>people                           | ↓   |
| TRAILS (miles)  | .33 miles/1000<br>people               | .53 miles/1000<br>people                               | .52 miles/1000<br>people                               | .49 miles/1000<br>people                               | ↑   |

- Growing Population and lack of new park land leads to park and trail ratio
- New parks in northern range should dramatically help with this.



# Chapter 11 – Parks, Open Space, & Recreation

## Enrollment in Recreational and Cultural Programs



- Growing Population should generate into increased enrollment
- As population continues to increase, additional programs and classes would be expected

*Desired Trend:*



*Actual Trend:*

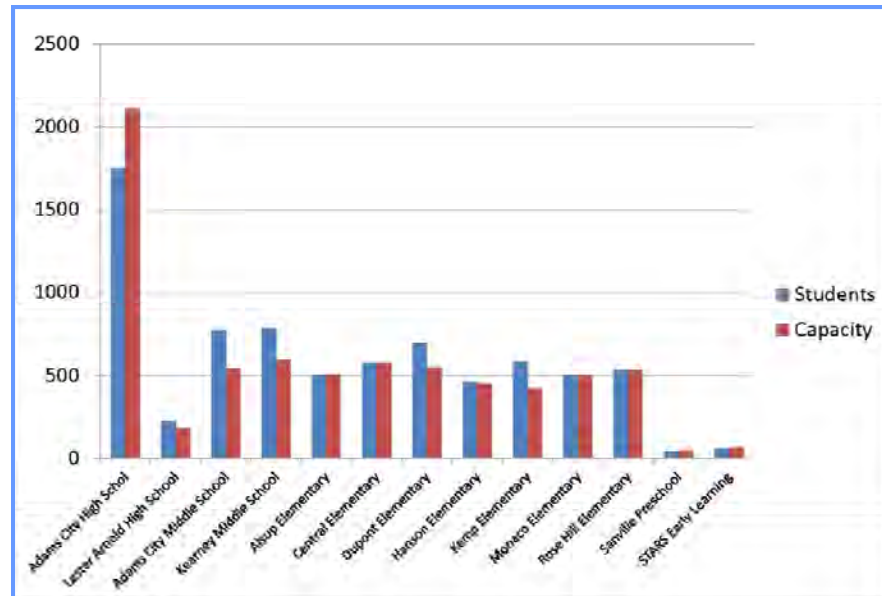


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# Chapter 12 – Public Facilities & Infrastructure

## School Enrollment- ACSD 14

- Over 7500 students, 419 over capacity

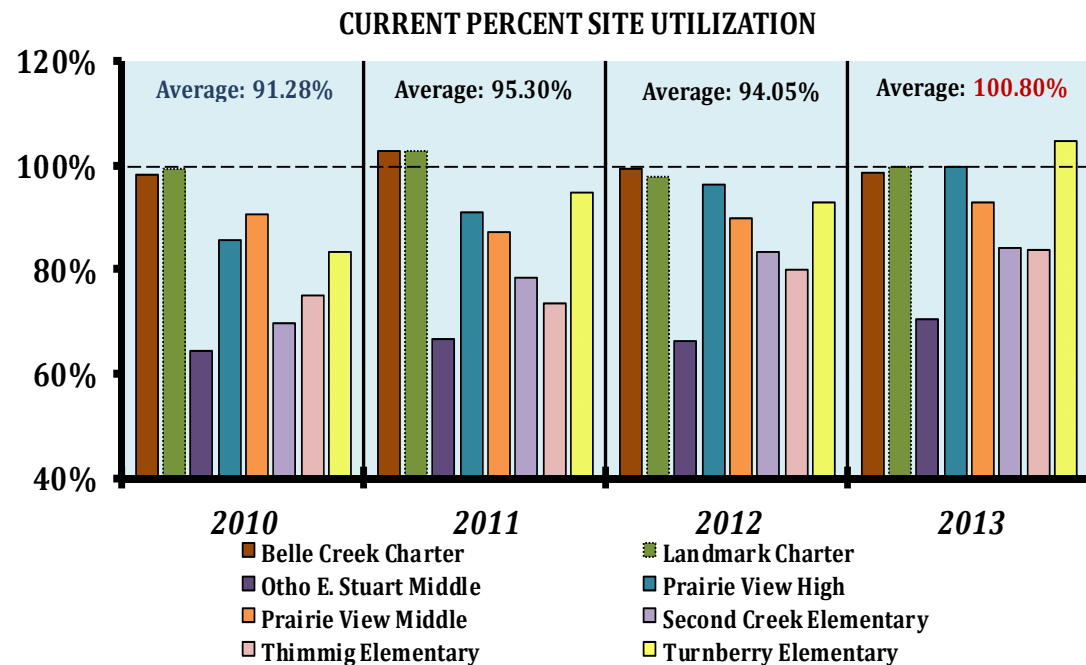


- ACSD 14 schools are overcrowded and unbalanced

# Chapter 12 – Public Facilities & Infrastructure

## School Enrollment – 27J

- 6,935 Students, up from 6,086 just three years ago



- 27J is also overcrowded and unbalanced
- However, 27J is most vulnerable to increase population



# Chapter 13 – Appearance and Design

## Code Violations

Top five violations by type

|                                 |       |
|---------------------------------|-------|
| WEED AND GRASS GROWTH .....     | 1,346 |
| INOPERABLE VEHICLES .....       | 1,142 |
| OUTDOOR STORAGE PROHIBITED .... | 1,071 |
| GARBAGE/TRASH REMOVAL .....     | 307   |
| PROHIBITED ACTS (LDC) .....     | 262   |

- Weeds and junk vehicles remain top 2 violations
- Increase in inoperable motor vehicles and zoning violations

*Desired Trend:*



*Actual Trend:*

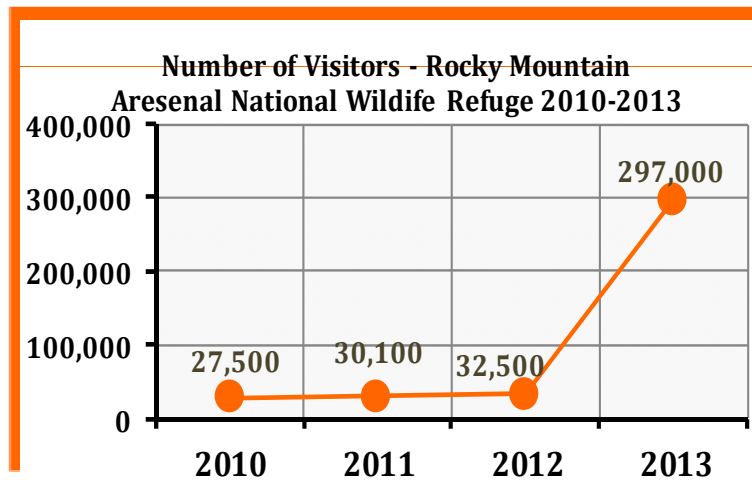


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# Chapter 14 – Cultural Facilities & Tourism

## Rocky Mountain Arsenal National Wildlife Refuge

### Annual Number of Visitors



- **814% Increase due to new Visitor's Center due, in part, to wildlife auto tour**
- **Victory Crossing development will only benefit**

*Desired Trend:*



*Actual Trend:*

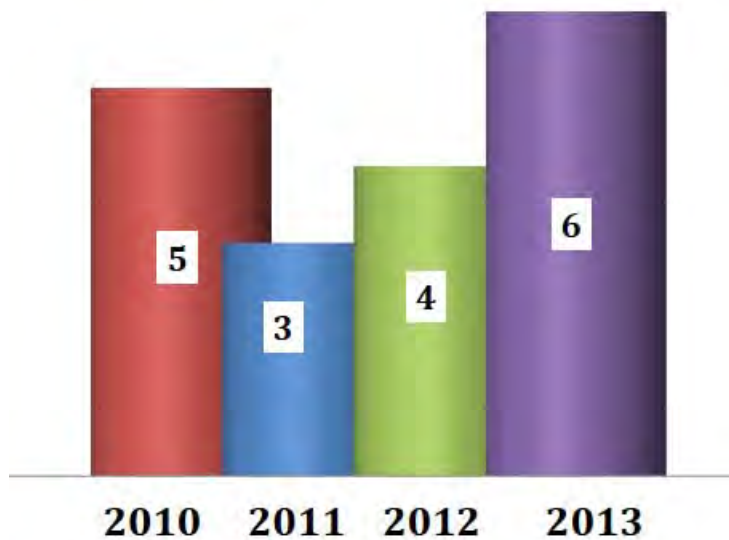


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# Chapter 15 – Environmental Conservation

## Renewable Energy Permits

**RENEWABLE ENERGY PROJECTS**  
Number of Permits Issued Annually



- City encourages renewable energy permits
- Numbers may go much higher if traditional energy sources become more expensive.

*Desired Trend:*



*Actual Trend:*



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# Summary

- **On target or trending positively in most areas, which is positive news given the national economy**
- **Indirect indicators show Commerce City is affected by the national economy, but still faring well comparatively**
- **Certain Direct Indicators show a need for attention**
- **Budget will present difficult choices for the City moving forward**







# *Comprehensive Plan*



**Questions  
& Answers**