

Comprehensive Plan Indicators

2014 SCORECARD REPORT



Indicators Report

Aug 2015

Agenda

I. Comprehensive Plan Overview

II. Indicators Report Overview

III. Examples

IV. Discussion





C3 Vision – Comprehensive Plan Overview

What is a Comp Plan?

- Community-Driven
- Vision for the Future (30 + years)
- Long-Range Plan, so City Can Be Sustainable and Economically Viable
- Guides Government and Community Choices



“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***



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



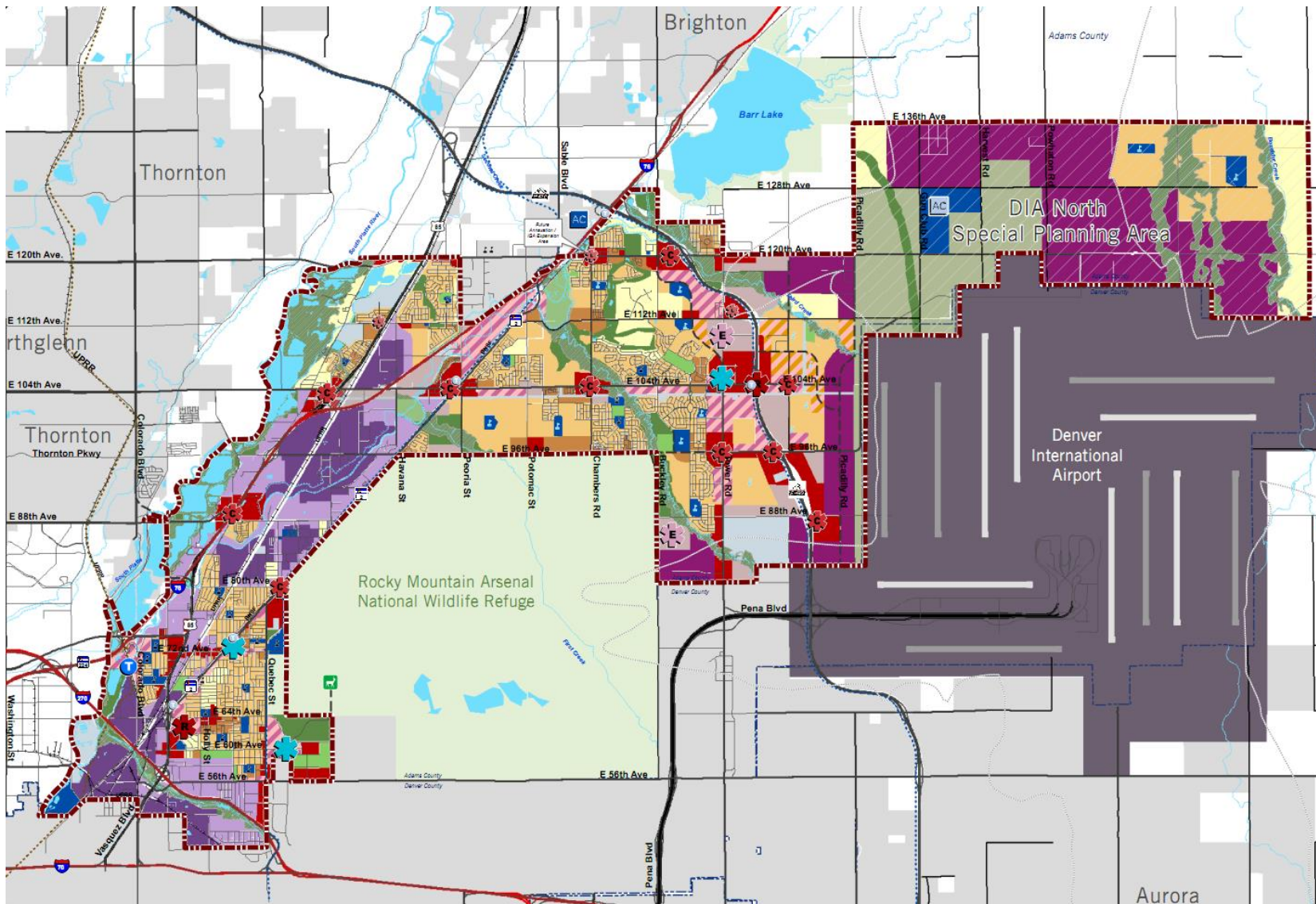
Cultural Facilities and Tourism



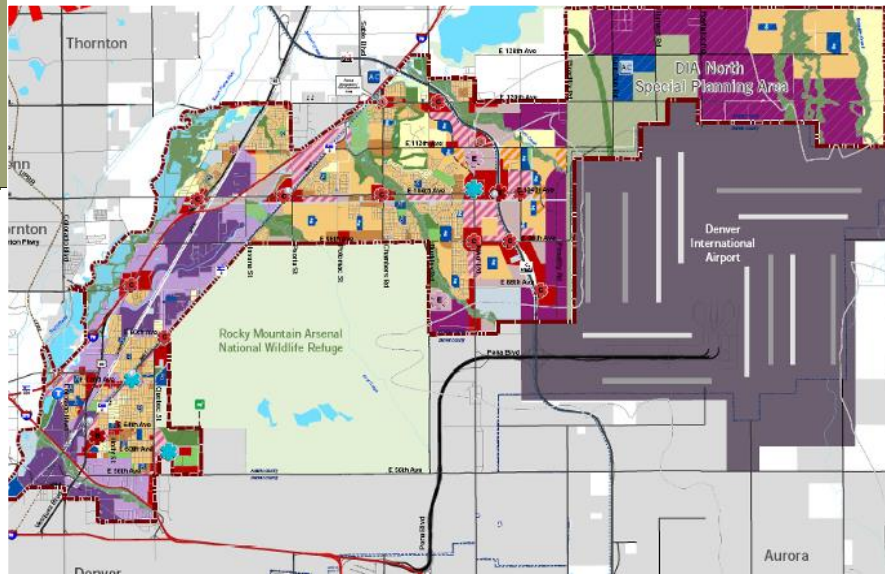
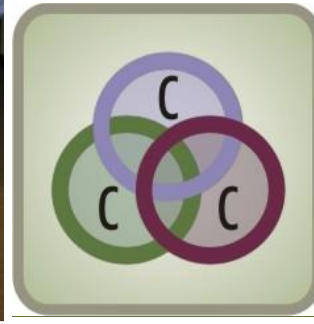
Resource Use/Conservation



Chapter 3 - Future Land Use Plan



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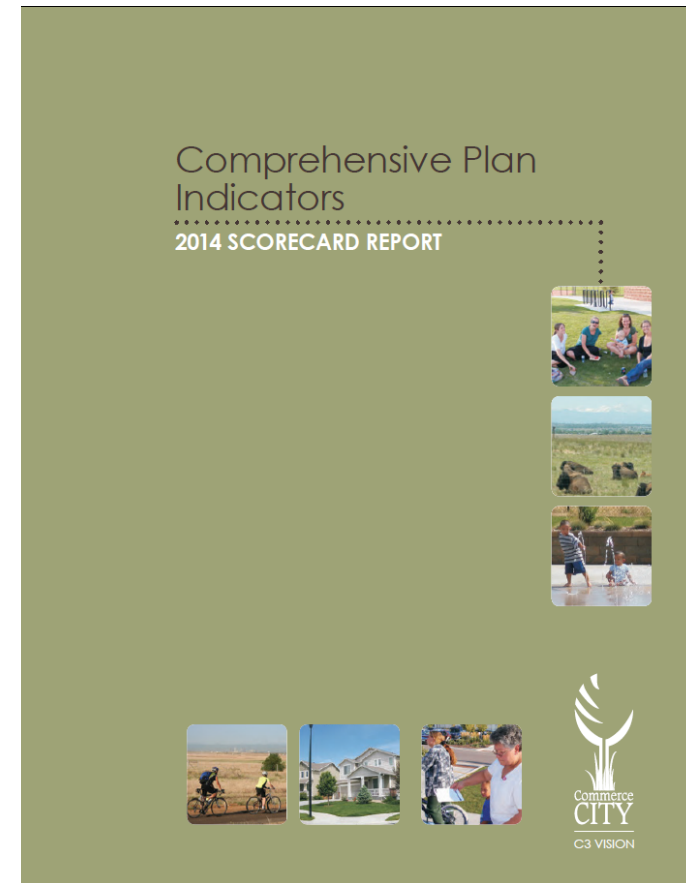
What is an Indicator?

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



Indicators Report Overview

- 2014 is the 5th year for the Indicators Report – Trends emerging
- The Indicators correspond to the chapters in the Comprehensive Plan
- Each chapter has anywhere from 1 to 7 indicators



Types of Indicators

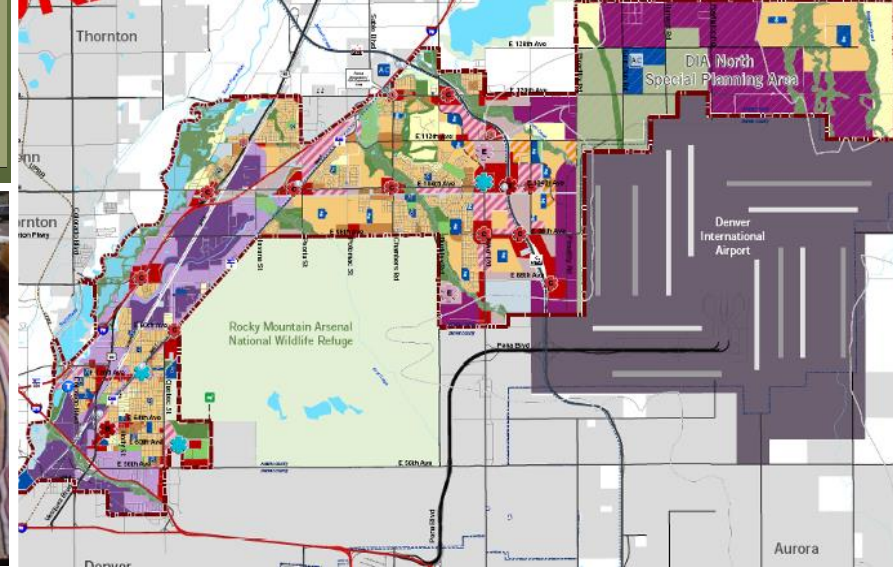
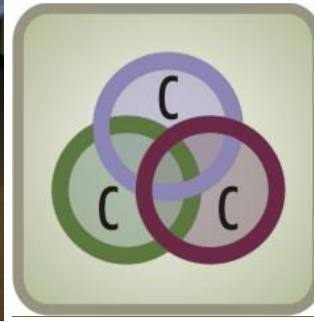
Two Major Categories of Indicators:

- Direct Influence
 - Example – Trail-Miles Constructed over the Past Year

- Indirect Influence
 - Example – Total Number of New Residential Units Constructed over the Past Year



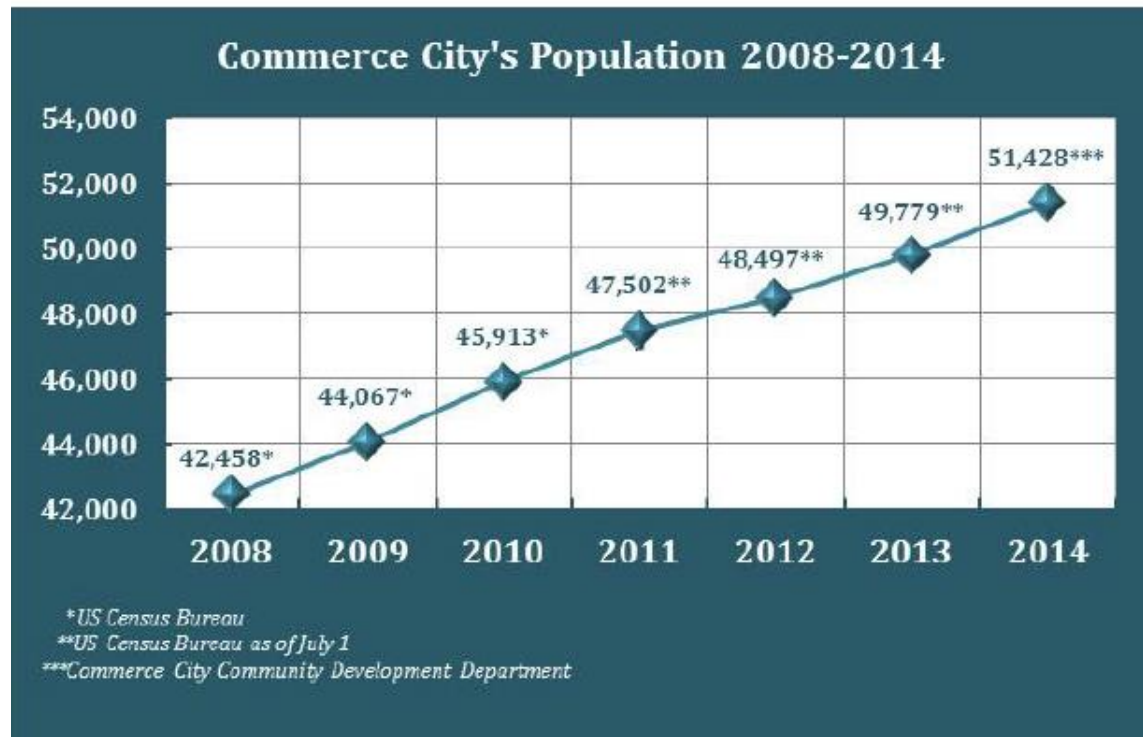
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Indicator Examples

Chapter 4 – Land Use

Population



Desired Trend:

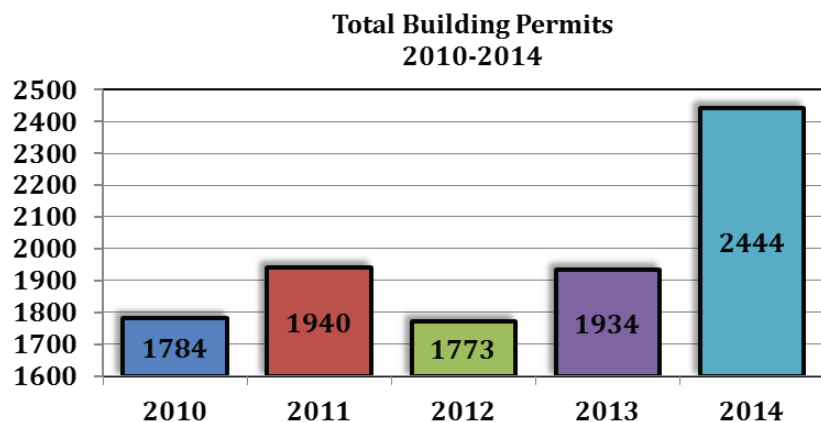


Actual Trend:



Chapter 4 – Land Use

Building Permits



- Housing starts were down slightly (8%) – 353 in 2014; 384 in 2013
- 2014 forecast for residential – slight growth increase
- Increase in Commercial and Industrial, including multiple high-profile projects

Desired Trend:



Actual Trend:



Chapter 5 – Jobs and Business

Unemployment

Origin	2010	2011	2012	2013	2014*	2013-2014 % Change
Commerce City	15.20%	11.90%	10.60%	9.10%	6.80%	-25.3%
Adams County	9.20%	10.00%	9.00%	7.50%	5.70%	-24%
State of Colorado	8.80%	7.90%	7.80%	6.80%	5.30%	-22.1%
National	9.40%	8.90%	7.70%	7.40%	6.20%	-16.2%

**Final numbers for 2014 have not been release by BLS; number shown is based on average to date.*

- Continued drop in unemployment rate, even greater than state and national decreases
- Consistent with Adams County trend

Desired Trend:



Actual Trend:



Chapter 5 – Jobs and Business

Property Vacancy Rates

Property Vacancy Rates								
	2011		2012		2013		2014	
	SF Vacant	% Vacant	SF Vacant	% Vacant	SF Vacant	% Vacant	SF Vacant	% Vacant
Office	31,842	21%	38,586	14%	14,274	4.1%	18,183	4.8%
Retail	65,516	18%	96,067	7%	66,654	4.7%	66,094	4.7%
Industrial	1,087,564	8%	636,459	4%	475,776	1.3%	179,110	1.3%

- All sectors remain strong
- Highlights incredibly robust industrial market

Desired Trend:



Actual Trends:

Office:



Retail:



Industrial:



Chapter 5 – Jobs and Business

Non-Residential Building Construction

Nonresidential Buildings Constructed			
Year	Number of Buildings	Square Feet	Valuation
2010	19	743,049	\$28,393,416
2011	13	420,599	\$73,603,542
2012	17	345,396	\$29,451,436
2013	15	68,821	\$10,996,651
2014	21	236,558	\$36,547,103

- Strong year for non-residential construction
- Trend is expected to continue for the next 12-18 months at minimum

Desired Trend:



Actual Trend:



Chapter 7 – Housing and Neighborhoods

New Housing Units

Location (N. Range)

Number of New Units

Number New Housing Units, by Type
2010-2014



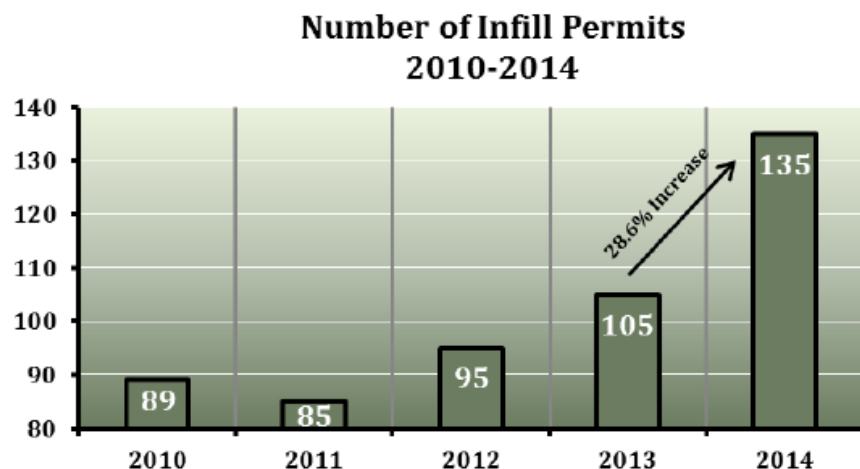
Desired Trend:

Actual Trend:

Chapter 8 – Redevelopment & Reinvestment

Infill Permits

Infill Permits in Historic City and Irondale



- Highlights that citizens and businesses are feeling more confident about their finances and desire to stay and expand within community

Desired Trend:



Actual Trend:



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C3 VISION

Chapter 8 – Redevelopment & Reinvestment

Building Permits in Redevelopment Focus Areas

REDEVELOPMENT INFILL AREA	YEAR	# PERMITS	SQUARE FEET*	JOB VALUATION
Derby	2010	14	5,966	\$284,729
	2011	20	-	\$131,510
	2012	19	15,296	\$477,634
	2013	23	7,432	\$297,539
	2014	37	6,337	\$429,698
Derby Totals		113	35,031	\$1,621,110
Clermont	2010	9	-	\$37,790
	2011	10	192	\$1,023,416
	2012	5	600	\$880,000
	2013	6	40	\$50,302
	2014	14	79	\$47,900
Clermont Totals		44	911	\$2,039,408
Mile High Greyhound Park	2010	0	-	\$0
	2011	3	-	\$22,400
	2012	13	-	\$235,956
	2013	19	503	\$51,019
	2014	38	46,604	\$773,494
MHGP Totals		73	47,107	\$1,082,869
Fastracks Station	2010	1	-	\$6,500
	2011	5	484	\$48,404
	2012	5	-	\$7,406
	2013	2	-	\$4,212
	2014	7	4,891	\$230,944
Fastracks Station Total		20	5,375	\$297,466
104th & US 85	2010	3	-	\$40,850
	2011	2	-	\$1,800
	2012	3	1,280	\$243,652
	2013	4	5,226	\$282,359
	2014	5	22,559	\$685,817
104th & US 85 Total		17	29,065	\$1,254,478

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

Desired Trend:



Actual Trend:



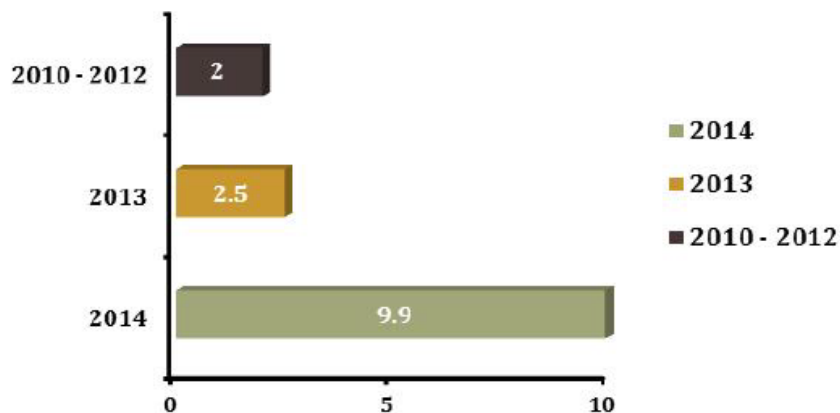
*Square footage information not available for all permits.

Chapter 9 – Transportation

Roads Over Capacity

Number of Roads Operating at or Over Capacity

Road Miles Operating at or Over Capacity



Roadways include:

- Tower Road,
- Rosemary Street, and
- Highway 2

Desired Trend:



Actual Trend:



Chapter 9 – Transportation

Transit Ridership

Annual Transit Ridership

Average Daily (Weekday) Boardings by Route for Bus Stops Within Commerce City					
Route	2010 Boardings	2011 Boardings	2012 Boardings	2013 Boardings	2014 Boardings
40: Colorado Boulevard Crosstown	334.5	369.9	367.0	376	435
48: East 48th Avenue/Commerce City	647.0	676.4	751.5	765	791
72: 72nd Avenue Crosstown	154.4	136.9	179.0	184	188
88: Thornton/Commerce City/Stapleton	768.5	812.5	779.5	794	832
104X: Reunion/Union Station via 104th & US 85	0.0	0.0	0.0	65	55
145X: Brighton/DIA	0.0	0.0	1.0	2	0
AA: Wagon Road-DIA	69.5	85.3	65.0	65	67
DD: Boulder/Colorado Blvd	N/A	N/A	0.0	0	0
R: Brighton/Denver	20.7	21.7	25.2	29	20

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

Desired Trend:

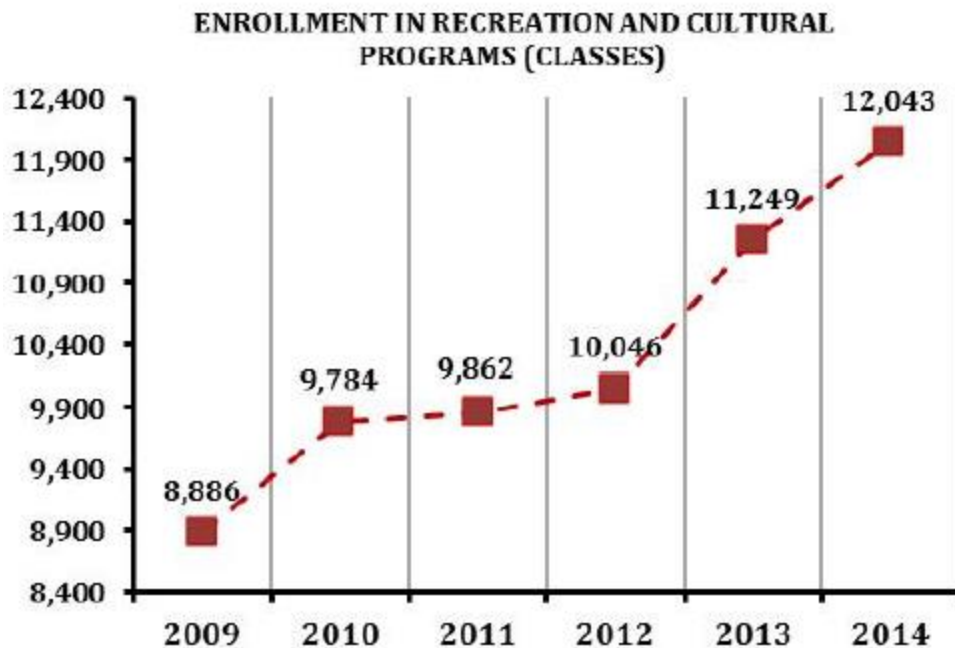


Actual Trend:



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

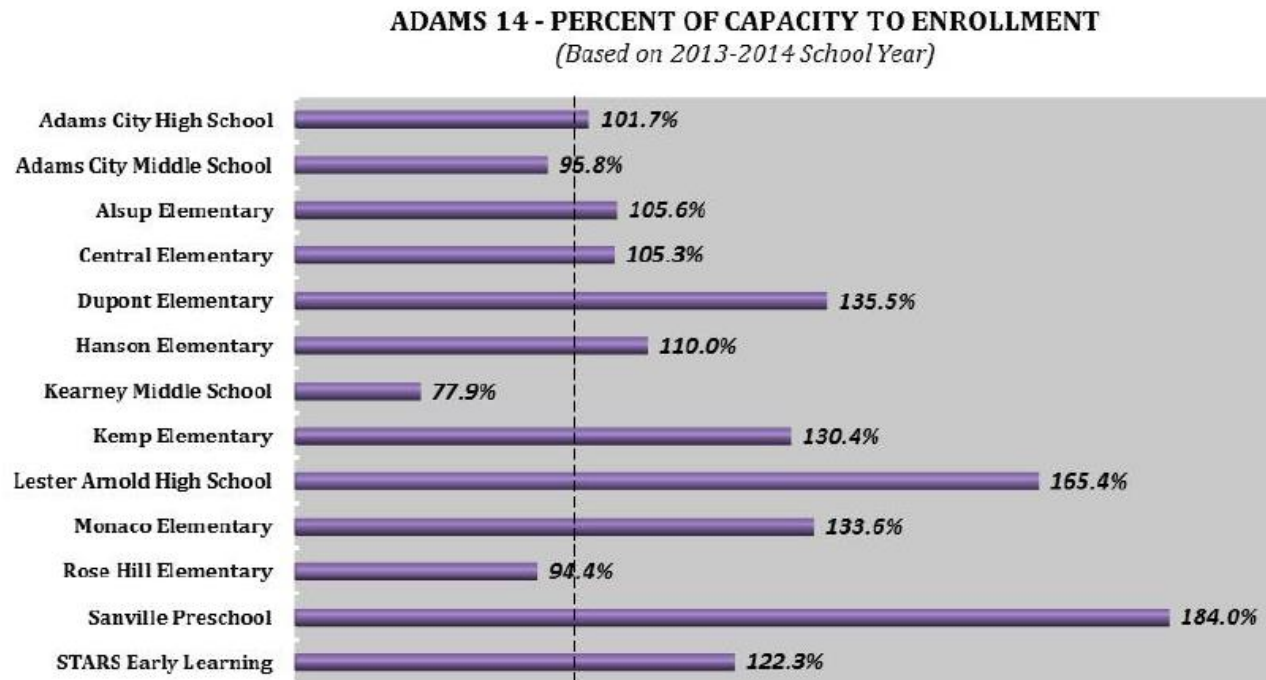
Desired Trend:

Actual Trend



Chapter 12 – Public Facilities & Infrastructure

School Enrollment and % Utilization- Adams 14



- Over 7,600 students, 441 over capacity
- ACSD 14 schools are overcrowded and unbalanced

Desired Trend:
at or under 100%



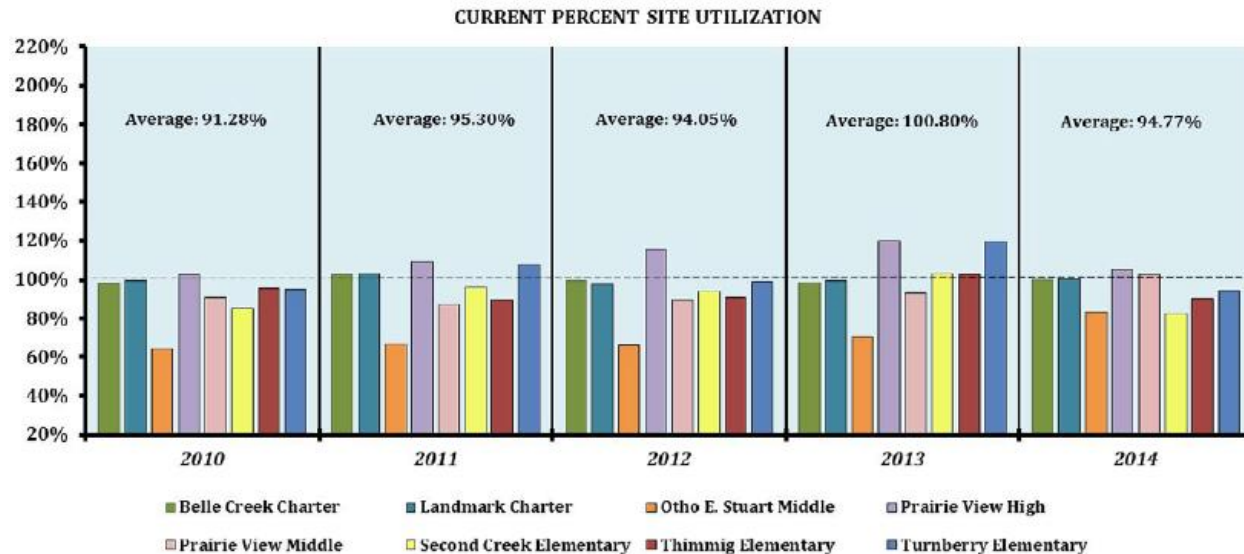
Actual Trend:



Chapter 12 – Public Facilities & Infrastructure

School Enrollment and % Utilization– 27J

- 7,116 Students, up from 6,413 just three years ago



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

Desired Trend:
at or under 100%

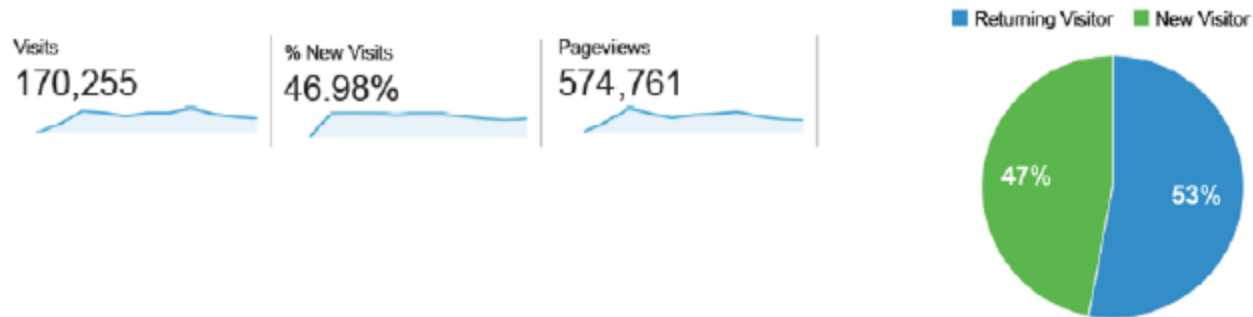


Actual Trend:
from 2013 to 2014



Chapter 12 – Public Facilities & Infrastructure

Website Activity



- High amount of utilization of city's website
- Continues to draw new activity



Chapter 13 – Appearance and Design

Code Violations

Top five violations by type

Outdoor Storage Prohibited	1,140
Weed and Grass Growth	993
Inoperable Vehicles	491
Garbage/Trash Removal	307
Parking on Unapproved Surface	197

- Weeds and inoperable vehicles remain high violations (similar to previous years)
- Increase in accumulation of outdoor items

Desired Trend:

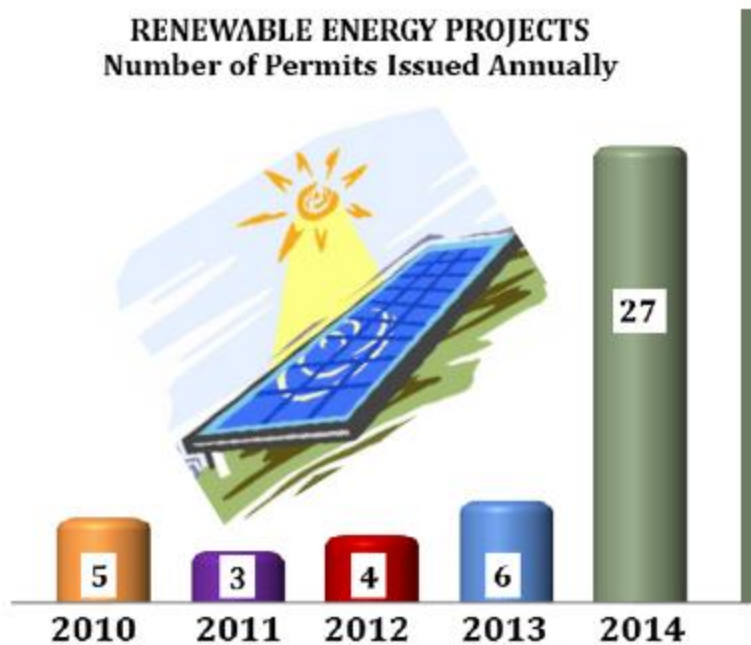


Actual Trend:



Chapter 15 – Environmental Conservation

Renewable Energy Permits



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

Desired Trend:



Actual Trend:



Summary

- Commerce City is a desirable place to live and work
- On target or trending positively in most areas, which is positive news
- Colorado's economy shows strength that is shown at the local level, as well
- Certain indicators show a need for attention , such as multi family units and roads over capacity.
- As always, budget realities created need for targeted and strategic decision-making for the City



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Discussion, Questions, & Answers