

Southwestern Weld County

*Jeff May – Metro Vision Resource Center
March 16, 2005*

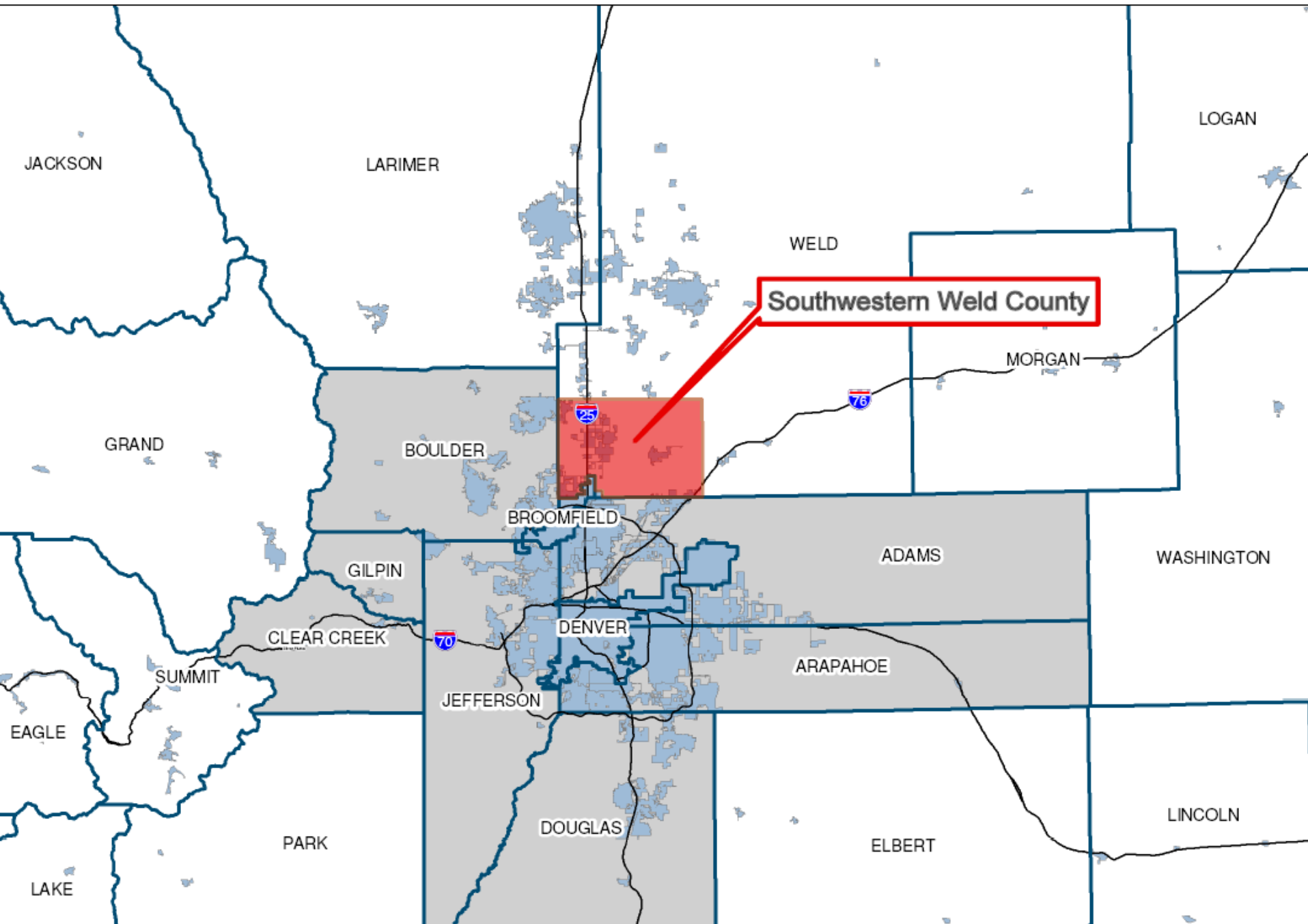


Overview

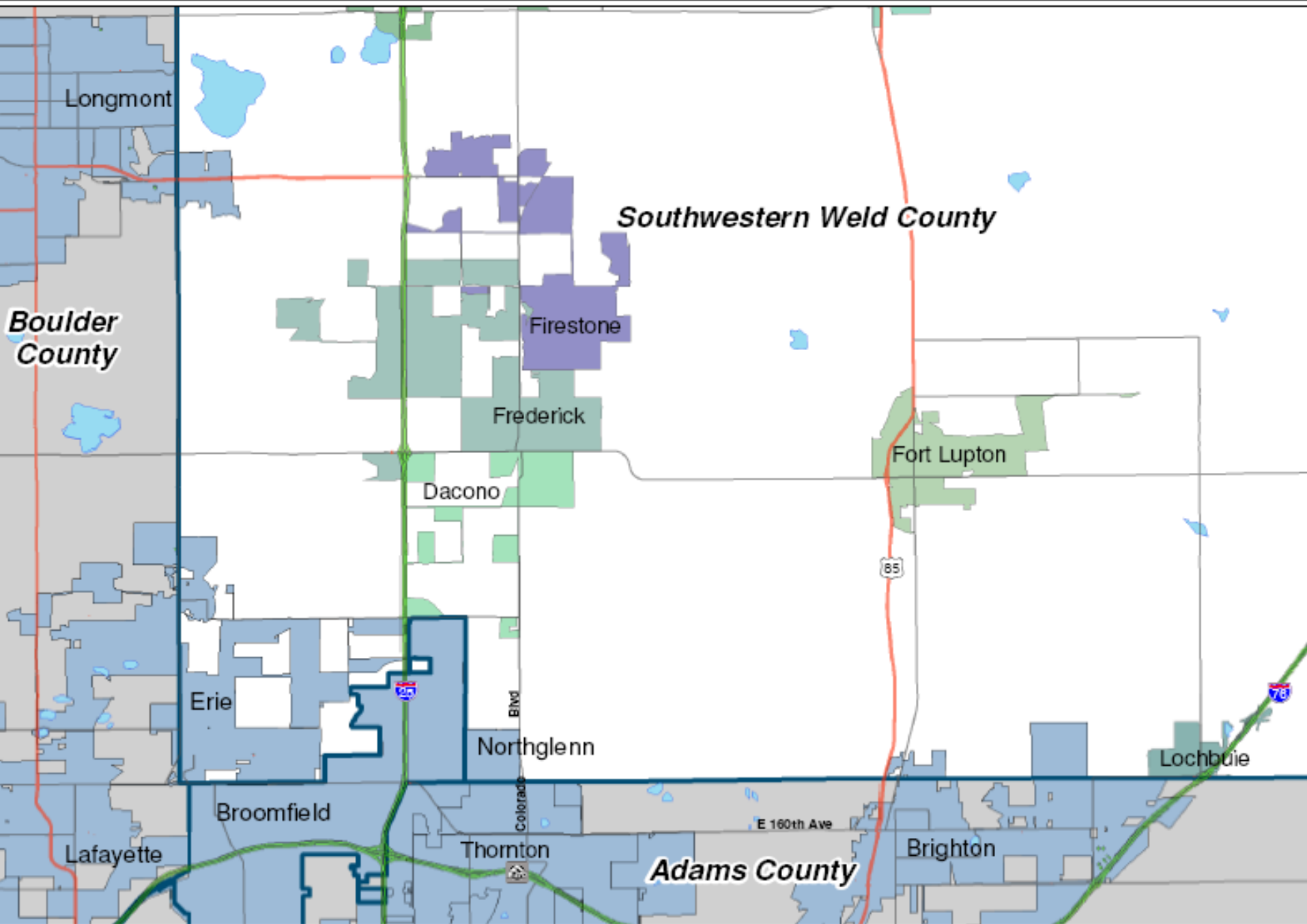
- What's going on?
- Why is this happening?
- What are the implications for our region?
- What is DRCOG currently doing?



Southwestern Weld County Regional Location Map



Southwestern Weld County Location Map



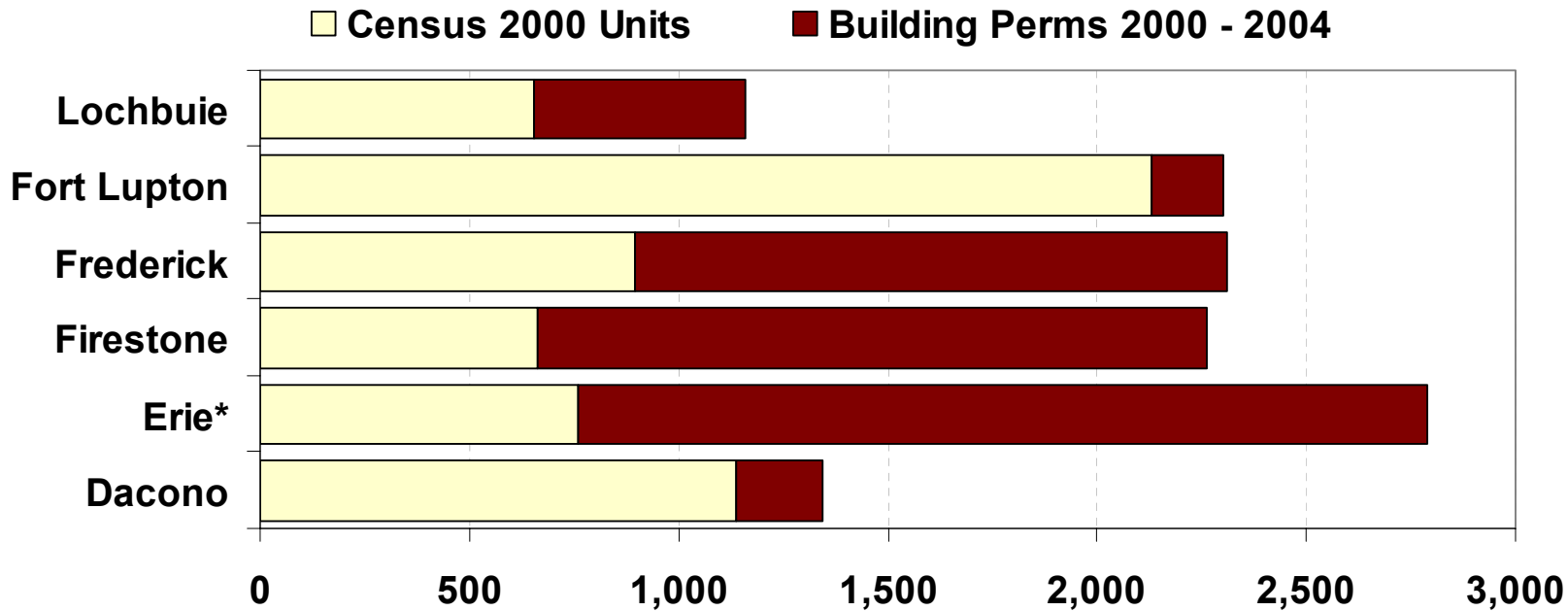
Introduction

From a Denver Post Article...

The Top 10 Fastest Growing Municipalities In The USA

City/town	July 1, 2002 population estimate	April 1, 2000 population base*	Percent change
Saratoga Springs, Utah	3,157	1,000	215.7%
Eagle Mountain, Utah	6,093	2,157	182.5%
Herriman, Utah	4,195	1,523	175.4%
Little Elm, Texas	9,147	3,715	146.2%
Hutto, Texas	2,971	1,250	137.7%
Firestone, Colo.	4,269	1,908	123.7%
Murphy, Texas	6,675	3,099	115.4%
Fate, Texas	1,043	497	109.9%
Licking, Mo.	3,022	1,471	105.4%
Frederick, Colo.	4,651	2,467	88.5%

Recent Growth In SW Weld



Source: DRCOG; U.S. Census Bureau; City of Thornton

* Weld County Portion

To put in perspective... Compare Annual Growth Rates

Southwest Weld from 2000 to 2004 = 12%

Douglas County from 1990 to 2000 = 11%

Why is this happening?

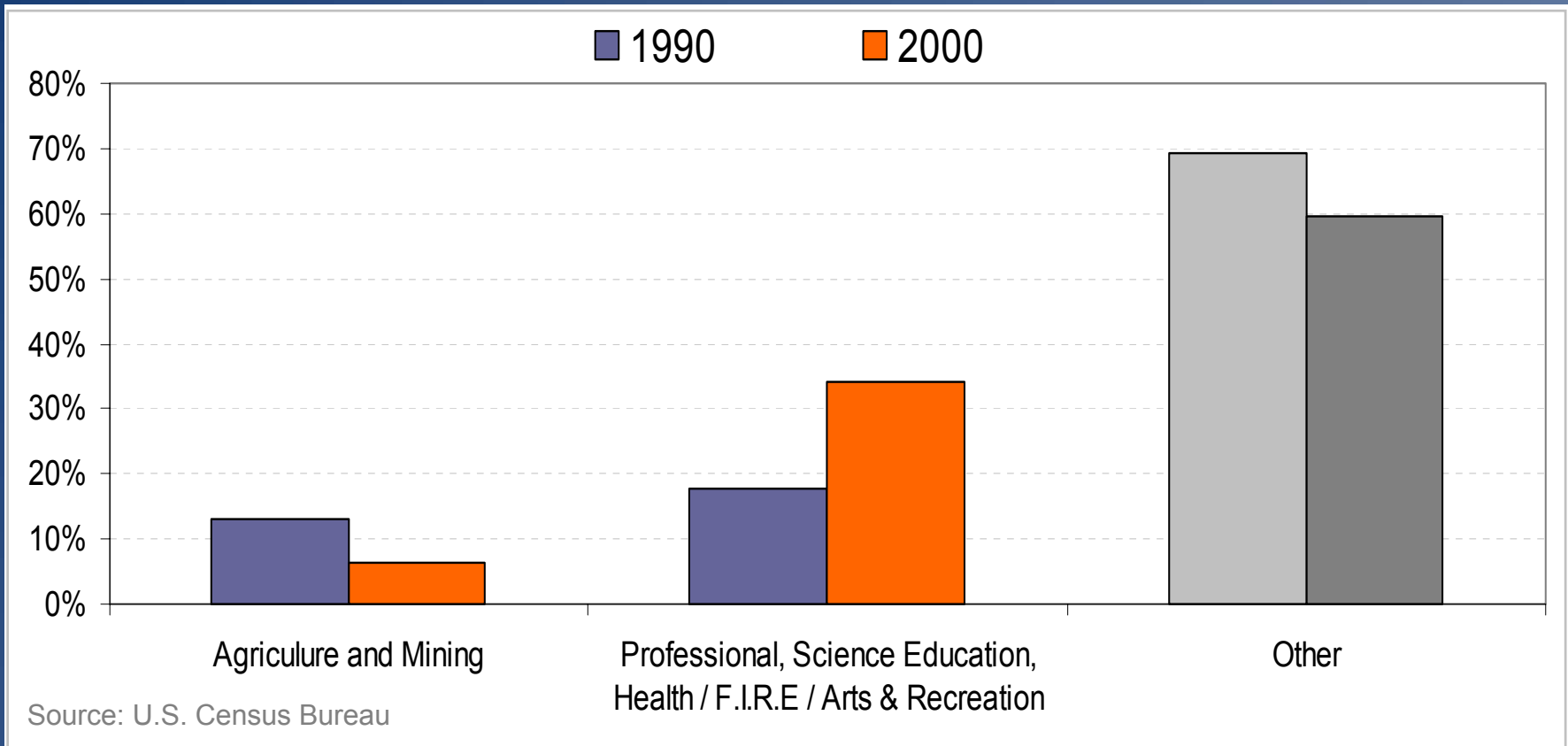


Frederick
\$169,900
3 Bed, 2 Bath
1,200 sq. ft

- Cheaper Housing
- Most work and shop in DRCOG Region



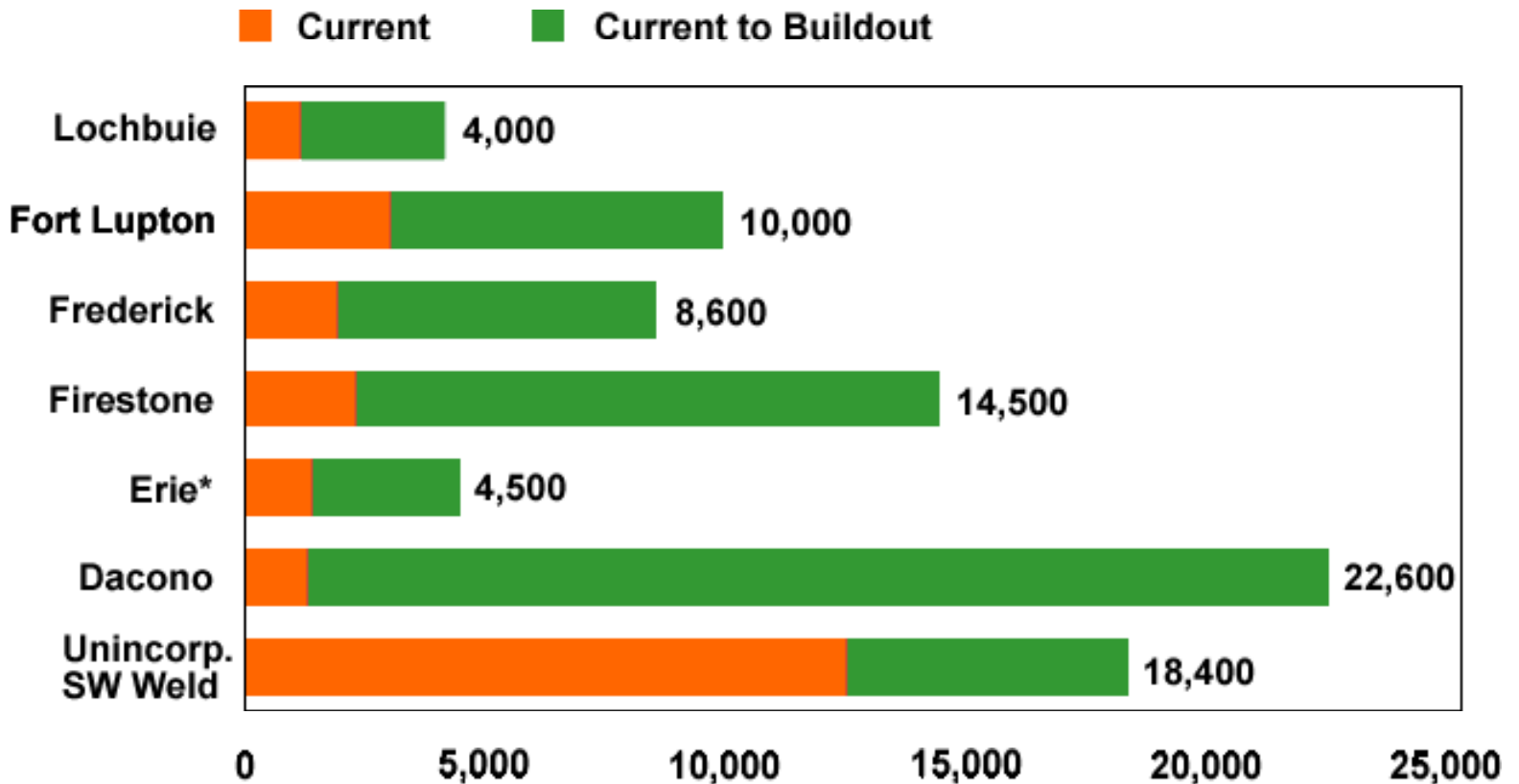
Changing Workforce



Educational Attainment	1990	2000	Change
Less Than High School	29%	22%	- 7%
Bachelor's or Higher	15%	24%	+9%



Dwelling Units at Buildout



Source: DRCOG; City of Thornton

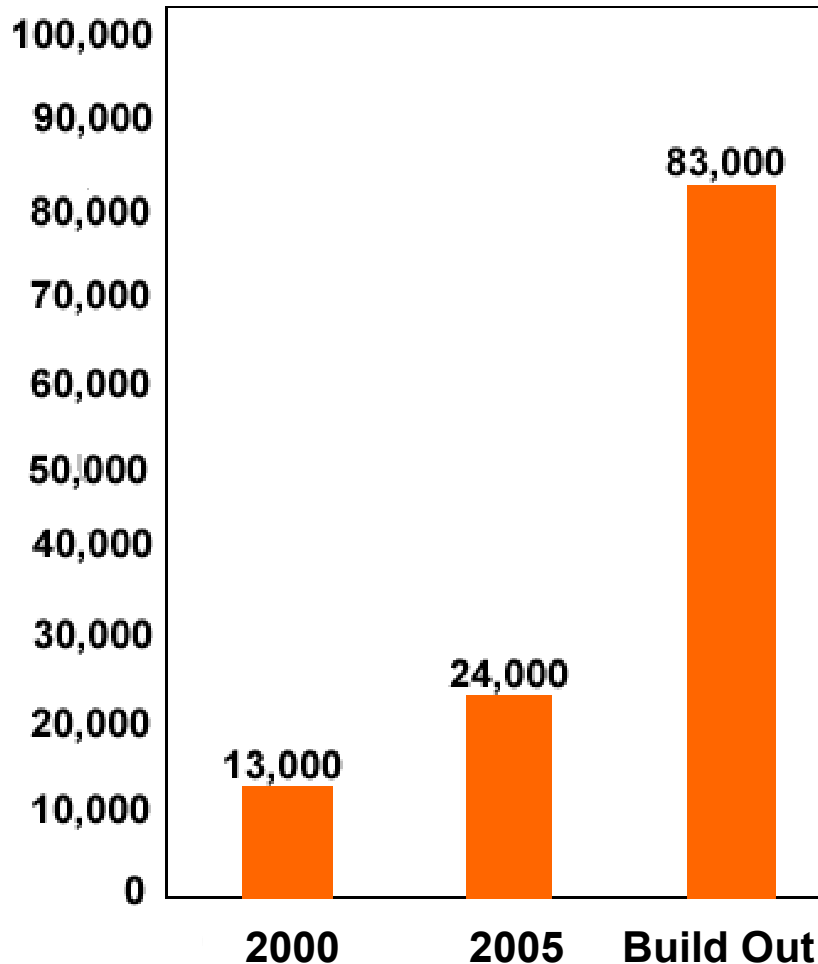
* Weld County Portion

- Buildout year is undefined



Potential Growth

Current & Projected Housing Units



To put in perspective...

Southwest Weld will have grown from:

The size of Parker in 2000

To

As large as Littleton in 2004

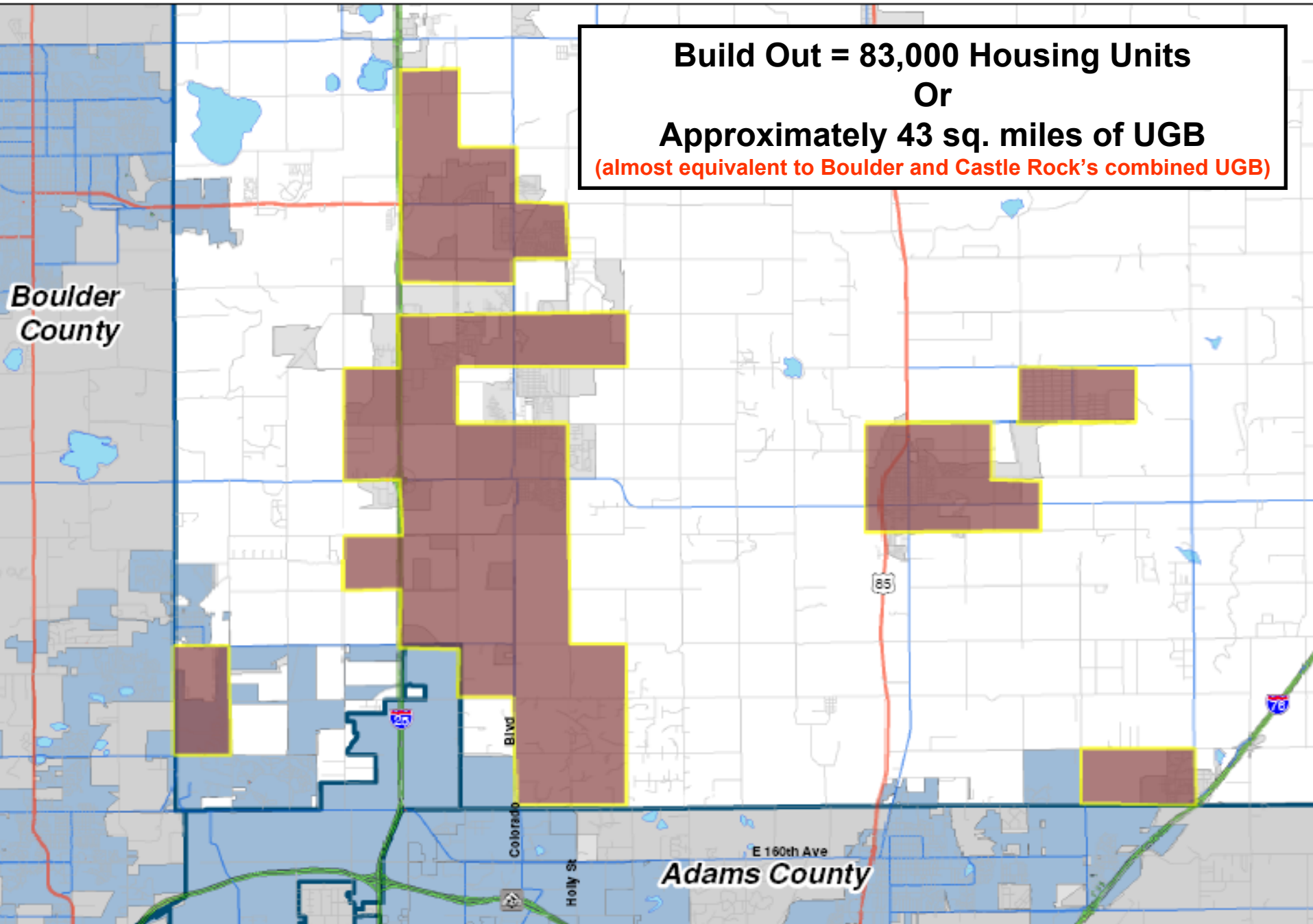
To

Larger than Lakewood at Buildout

DRCOG

Illustration of Potential Land Consumption

**Build Out = 83,000 Housing Units
Or
Approximately 43 sq. miles of UGB
(almost equivalent to Boulder and Castle Rock's combined UGB)**



Transportation implications

The logo for DRCOG features the acronym "DRCOG" in a bold, blue, sans-serif font. The letter "O" is replaced by a stylized globe with a blue center and a yellow and orange starburst pattern radiating from it. The logo is positioned in the bottom right corner of the slide, which is partially overlaid by a large, light blue sphere.

DRCOG

Implications

- Planned capacity versus projected demand
- Pragmatic issues
 - Road misalignments



Current Commuting Patterns

64% of Workers Commute to DRCOG Region
Top five communities are illustrated

Longmont 2,363 Workers

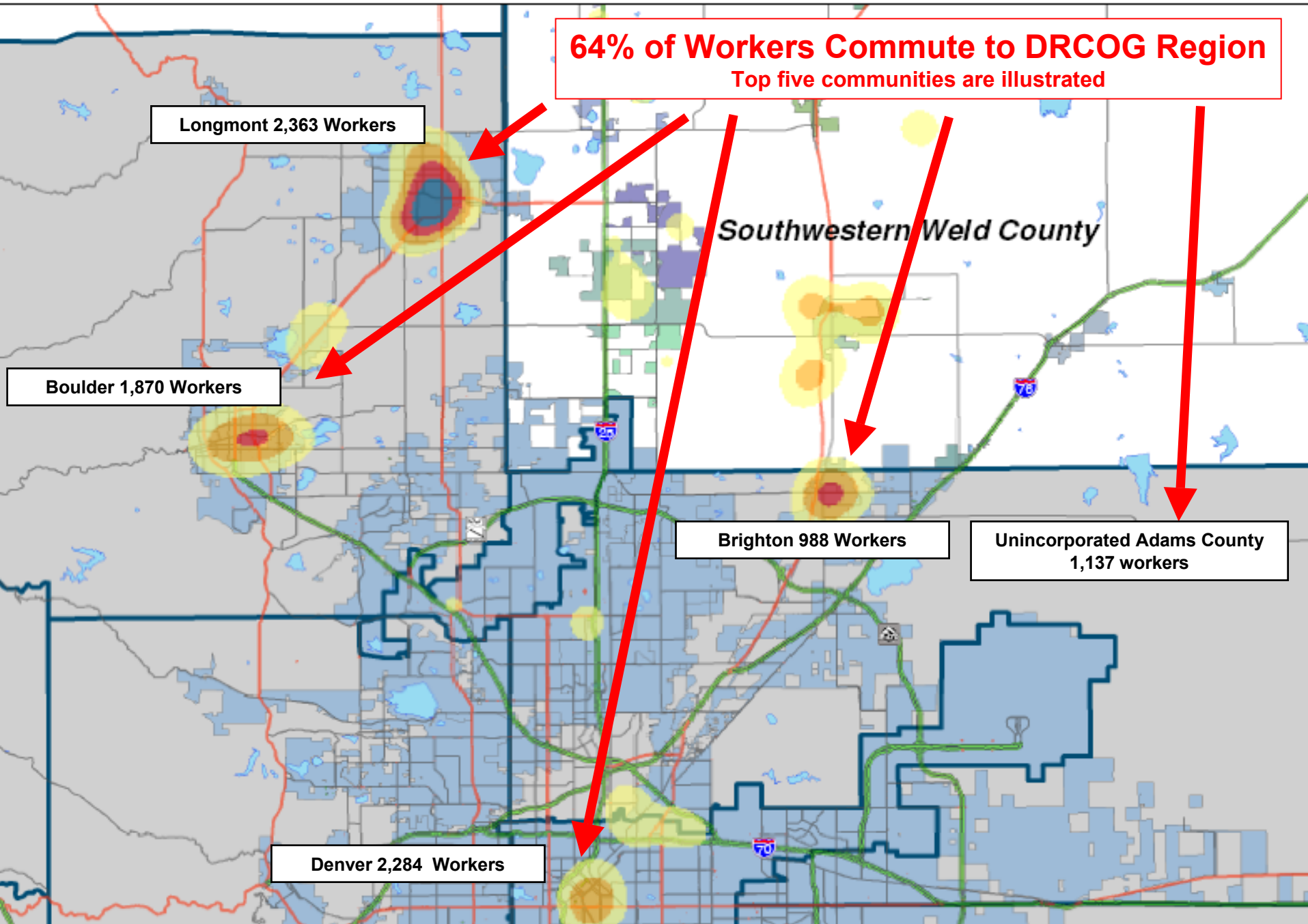
Boulder 1,870 Workers

Southwestern Weld County

Brighton 988 Workers

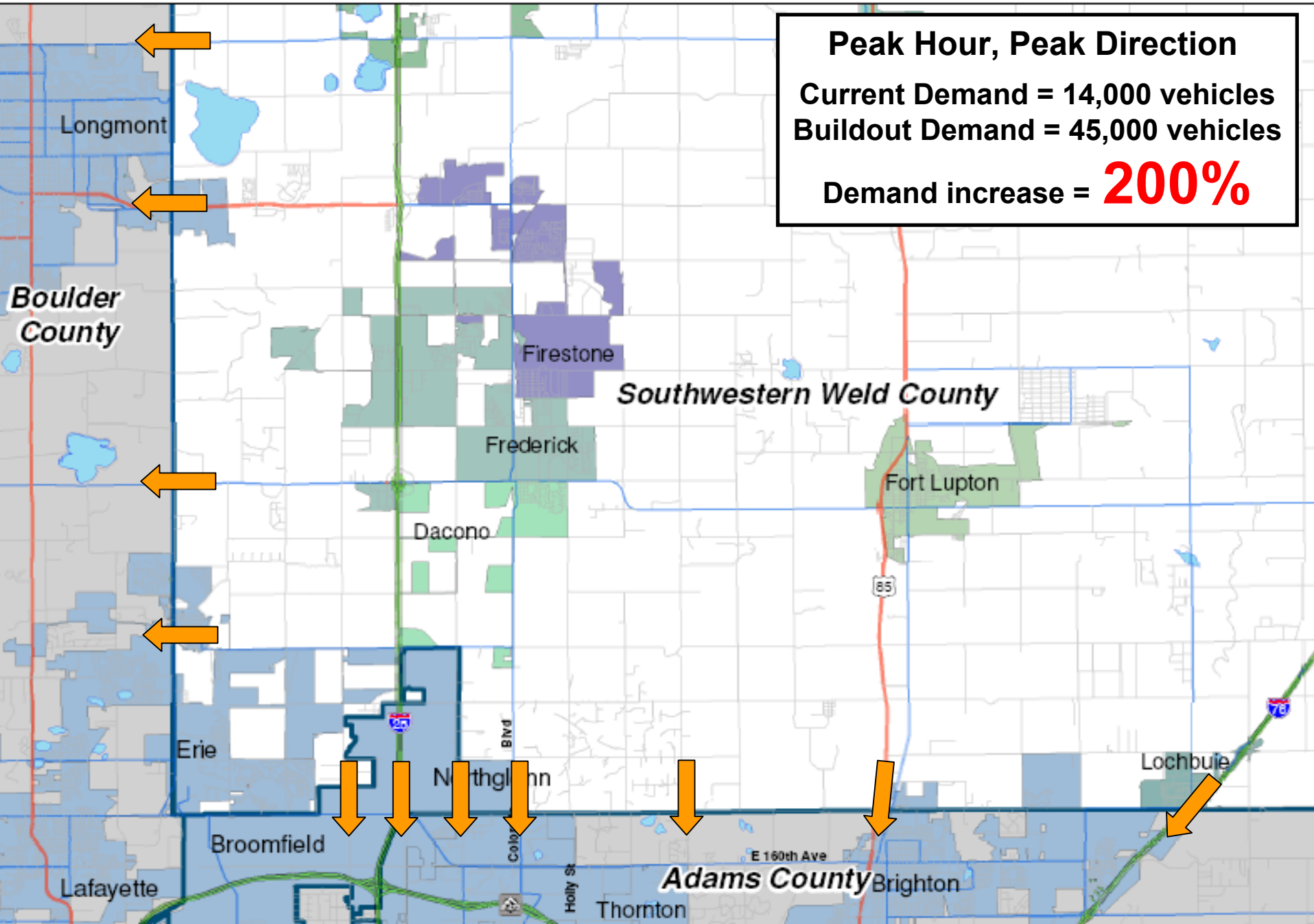
Unincorporated Adams County
1,137 workers

Denver 2,284 Workers



Morning Commute into DRCOG Region

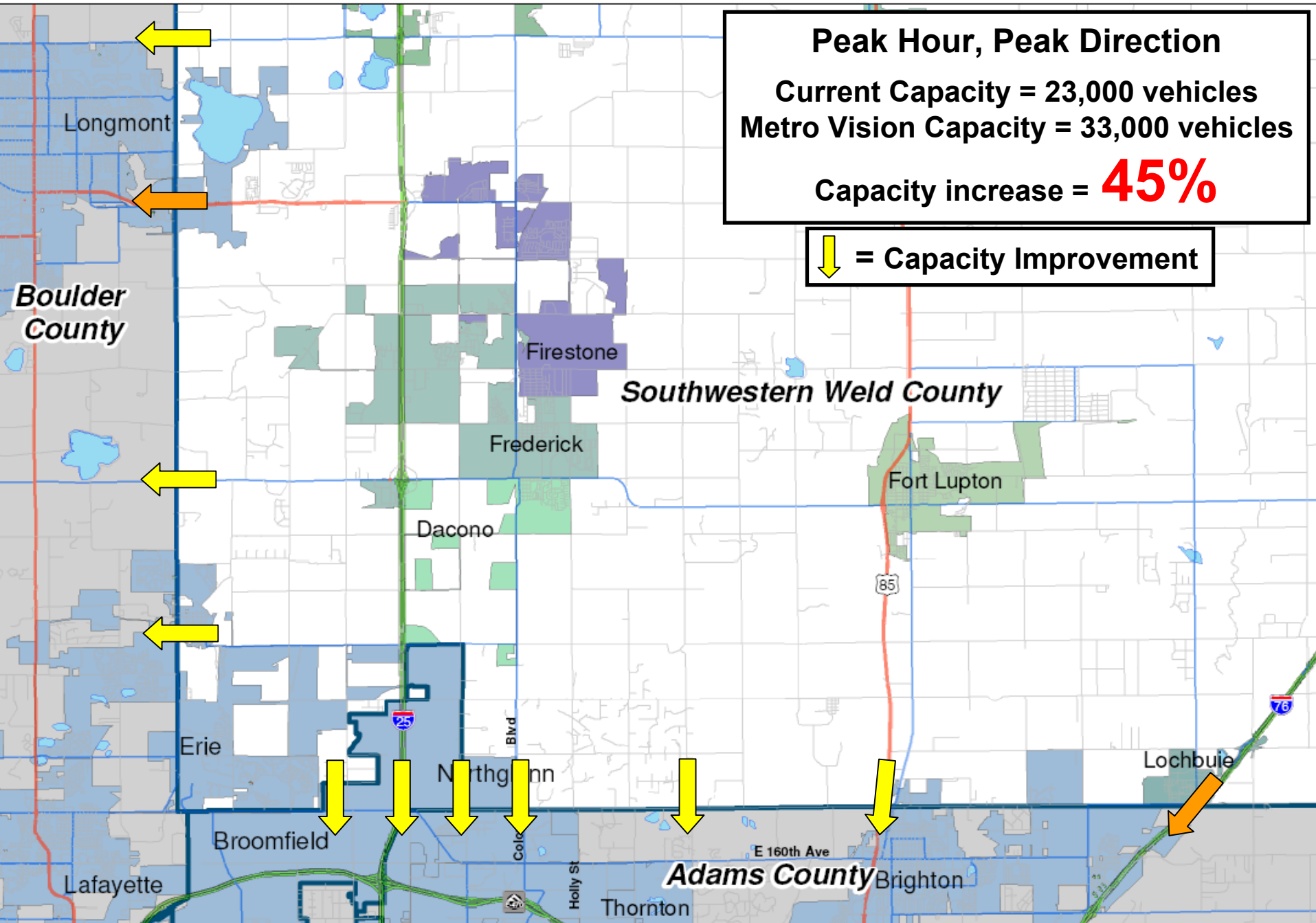
Peak Hour, Peak Direction
Current Demand = 14,000 vehicles
Buildout Demand = 45,000 vehicles
Demand increase = 200%



Metro Vision 2030 (Unconstrained) Roadways

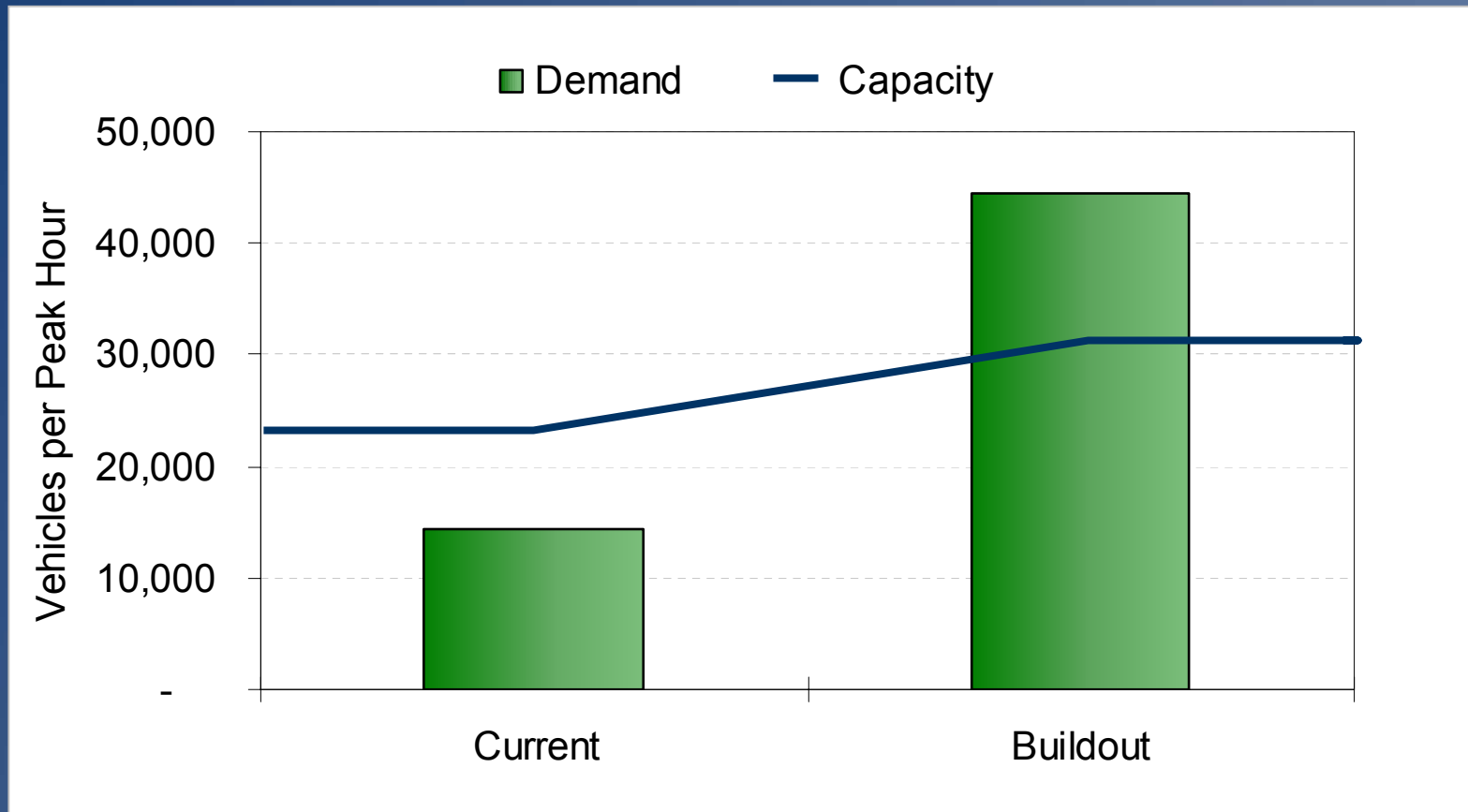
Peak Hour, Peak Direction
Current Capacity = 23,000 vehicles
Metro Vision Capacity = 33,000 vehicles
Capacity increase = 45%

↓ = Capacity Improvement

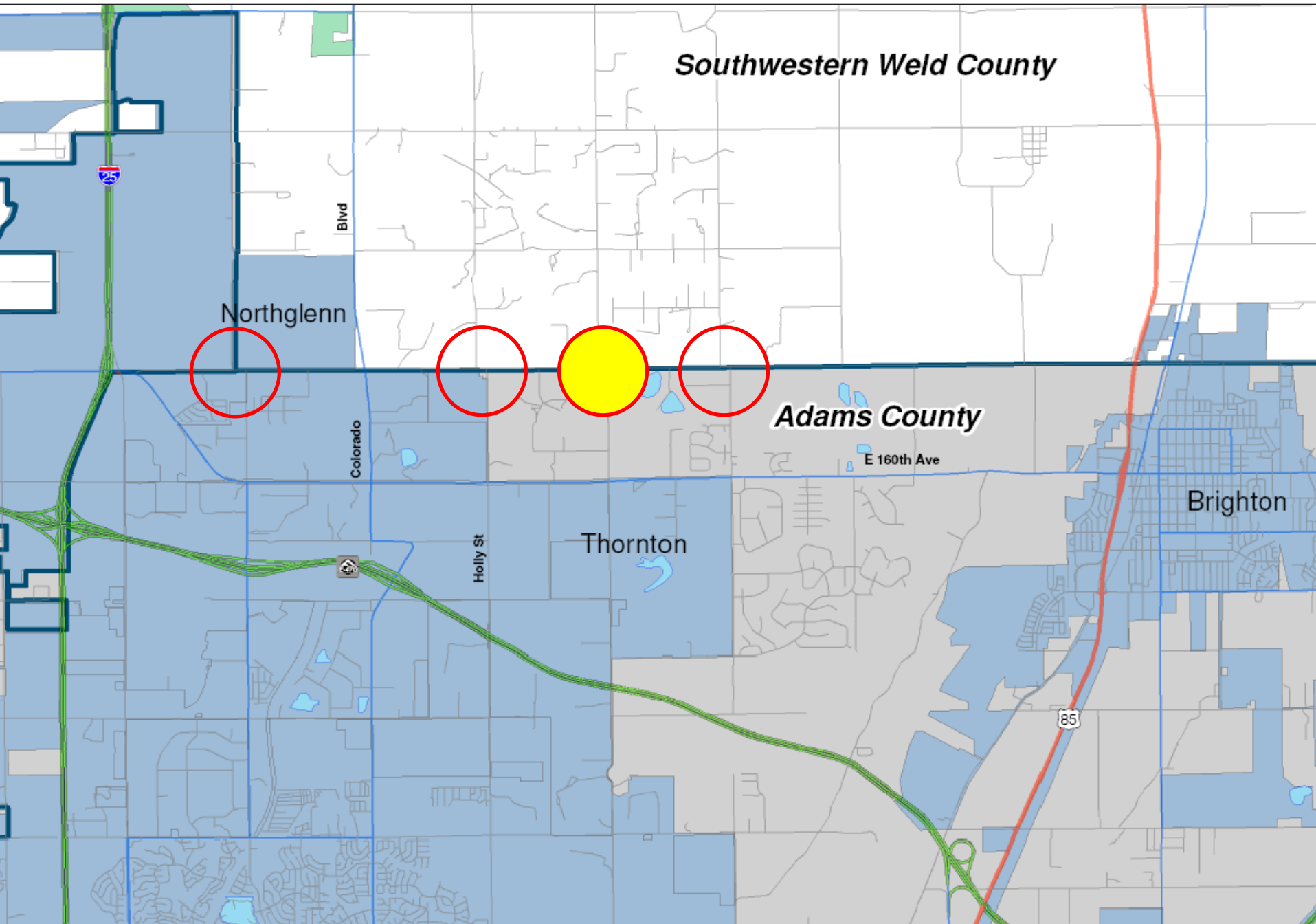


Implications

The morning commute from Southwest Weld to the DRCOG Region



Roadway Misalignments - (Baseline Road)



WC Road 17

Weld County

Baseline Rd

Adams County

Quebec St

Summary

- Growth will impact DRCOG area
 - Plans for 60,000 additional housing units
 - Equivalent to 43 sq. miles of UGB
 - 2/3 of workers commute to DRCOG region

- The DRCOG communities close to Weld are concerned
 - Future demand will exceed roadway capacity
 - Roads misaligned at Adams/Weld County Line



DRCOG Actions

- Proposed a planning IGA
- Facilitating a public official forum
- Summarizing comprehensive plans
- Consider Weld County impact on air quality

What further actions should DRCOG take?

