

**PLANNING DEPARTMENT
MEMORANDUM 15-03**

DATE: February 02, 2015
TO: Honorable Mayor Joyce Downing, City Council Members
Chair Rosie Garner, Northglenn Urban Renewal Authority Members
FROM: John Pick, City Manager *JP*
Brook Svoboda, Director Planning & Development *BSV*
SUBJECT: Kickoff meeting, Citywide Sustainability Assessment w/Economic and Planning Systems (EPS)

BACKGROUND

The contracted consultant team (Economic & Planning Systems (EPS)) will present the attached materials at the upcoming study session. Staff has included a project summary (ATTACHMENT A) and the presentation (ATTACHMENT B) for your review.

This first meeting and presentation will provide an overall context to the project. Specific content will include:

- A summary of the interviews conducted with Council and NURA members December 18 & 19
- A discussion of foundational, Northglenn specific, market data
- An introductory discussion regarding future land uses throughout the City

The project summary highlights the project's aim to examine, assess and make recommendations regarding:

- City fiscal policies
- Prioritization of Development & Redevelopment Opportunities
- Future anticipated levels of service
- Community Vision – Council's goals and objectives / Comprehensive Plan

Additionally, the project will develop a working program that will:

- Identify a fiscally sustainable path for Northglenn's future
- Establish a programmatic approach to redevelopment opportunities
- Incorporate Northglenn's "Community Vision"
- Inform future decision making to reduce risk and uncertainty concerning redevelopment and fulfilling community vision

STAFF REFERENCE

Brook Svoboda, Director of Planning & Development bsvoboda@northglenn.org or 303.450.8937

ATTACHMENTS

ATTACHMENT A – Project Summary

ATTACHMENT B – Project Kickoff Presentation

Project Summary

City of Northglenn Economic Sustainability Analysis

Task 1: Project Initiation

EPS and MIG will review project goals with staff and will also interview Council and NURA members. The purpose is to clarify the process and outcomes for the project. After these sessions, EPS will generate a problem statement and summary of desired outcomes that reflects the input of Council, NURA, and staff.

Task 2: Inventory and Assessment

EPS-MIG will provide a real estate portfolio for the City of Northglenn and will evaluate development potentials based on a range of Supply and Demand Factors. EPS will use this evaluation to provide a Competitive Position analysis to show the strengths and weaknesses of the Northglenn market. The team will generate hypothetical build-out scenarios for infill and redevelopment sites, based on land supply and calibrated by market findings.

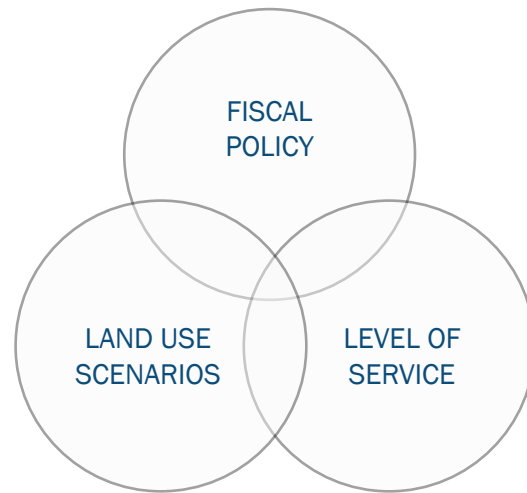
Task 3: Economic Sustainability Analysis

EPS will construct a Fiscal Model for the City of Northglenn that accounts for the full range of expenditures required to provide the appropriate Level of Service to (LOS) residents and businesses. The model will also account for all revenues derived by the City, under various land use scenarios, from taxes, fees, and other sources. This model will be constructed with a number of ‘dials’ that will enable the consultant team (and staff in the future) to test fiscal sustainability of the City under a range of different build out scenarios. The EPS/MIG team will quantify the current LOS by service area (or department), with the ability to test scenarios for higher or lower LOS in the future.

The current and future fiscal performance will illuminate which scenarios are sustainable, what they may look like, and what policy changes will be critical to achieve the forecasted outcome. Following this analysis, the project will focus on the policy options available pertaining to fiscal sustainability. To support this discussion, EPS and MIG will provide scenarios that include:

- Comprehensive Plan
- Optimized Revenue Opportunities
- Community Character, emphasizing “sense of place”
- Integrated Scenario – A rendering of a likely, market based land use scenario with adjustments made to fiscal policy based on the Fiscal Policy Discussion

ATTACHMENT A



Task 4: Prioritization and Readiness

EPS will integrate findings from the previous tasks and will develop criteria to Prioritize "Areas of Change". EPS will identify actions for the City in terms of properties that are prime for development/redevelopment, should be maintained in their current state, and those that have more long term prospects. In addition, EPS will help establish those Areas of Change which represent opportunities for Public-Private-Partnerships (PPP). The City and NURA will be key players in roles that will jump start development in some of these areas. Their ability to initiate certain "catalytic" actions will be a critical component of the prioritization of certain Areas of Change. EPS will summarize the findings with Site Specific Rankings regarding priority Areas of Change.

Task 5: Strategy for Next Steps

EPS-MIG will summarize the findings, analysis, and input collected above with recommendations that address the following:

- *Determine* approach for actions to activate the prioritized Areas of Change, including recommendations on public and private responsibilities and ways the City can partner and/or invest in these properties
- *Identify* Comp Plan/Council Vision consistency
- *Develop* a program for Council to understand and address fiscal policy impacts on level of service both near and long term
- *Provide* fiscal time series depiction for prioritization projects and overall city actions and monitoring

Citywide Sustainability Assessment Introductory Presentation

Northglenn City Council & Northglenn Urban Renewal Authority



February 1, 2015

Team Overview



- Andrew Knudtsen
 - Principal in Charge



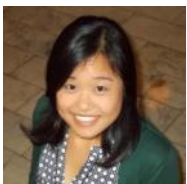
- Dan Guimond
 - Senior Advisor



- Matt Prosser
 - Primary Analyst



- Chris Ryerson
 - Project Analyst



- Michelle Chung
 - Project Analyst






























- Jay Renkens
 - PM - Lead Designer



- Chase Mullen
 - Visualization Expert

citywide sustainability assessment

		TASK 1 Project Initiation	TASK 2 Inventory and Assessment	TASK 3 Economic Sustainability Analysis	TASK 4 Prioritization and Readiness	TASK 5 Strategy for Next Steps
MEETINGS		 Project Initiation Meeting	 Ongoing Staff Work Sessions		  Optional: Staff Workshop	
	INFORM	 Interviews	 Joint Council/ NURA (JCN) Meeting #1	 		
	ENGAGE			  		
DELIVERABLES			 Competitive Position Analysis	  Fiscal Sustainability Visualizations and Alternatives Analysis	 Prioritization and Potential Partnerships	 Next Steps
		 Typologies		  Fiscal Options Fiscal Direction	 Goals and Roles	 Implementation Plan
		2014 DEC	2015 JAN FEB	MAR APR MAY	JUN JUL AUG	2015 SEP OCT

Agenda for Today

- Summary of Council and NURA Interviews
- Northglenn Market Overview
- Concepts for Future Development Options

INTERVIEW COMMENTS

Interview Comments

Need for Grounded Vision

- *"Want to see a strong city with a pulse in 50 years"*
- *"Include a vision that enables us to be different than we are today."*
- *"Bring a sense of reality of what Northglenn is and what it can sustain. Need practible steps."*
- *"We need to have clarity about what is REAL."*

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Challenges

- *"The city's main problem is that it is not growing."*
- *"The look of certain areas are bad. Feels tired."*
- *"People should be proud to live in Northglenn"*

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Fiscal Issues

- *"How do we produce more revenue to the City?"*
- *"Need to emphasize how revenues can go up."*
- *"How do we achieve better inflow?"*

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Tools

- *"Now, incentives are provided on a first-come, first-served basis. We need to change that. But change is hard."*

Interview Comments

Land Use Options and Site Ranking

- *"What is the right balance of services, retail, jobs/employment, housing in the different development and redevelopment areas?"*
- *"How do we create more housing choices?"*
- *"There must be clear improvements to the community. Develop vacant land. Incremental changes are good. Small projects are OK."*

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Process

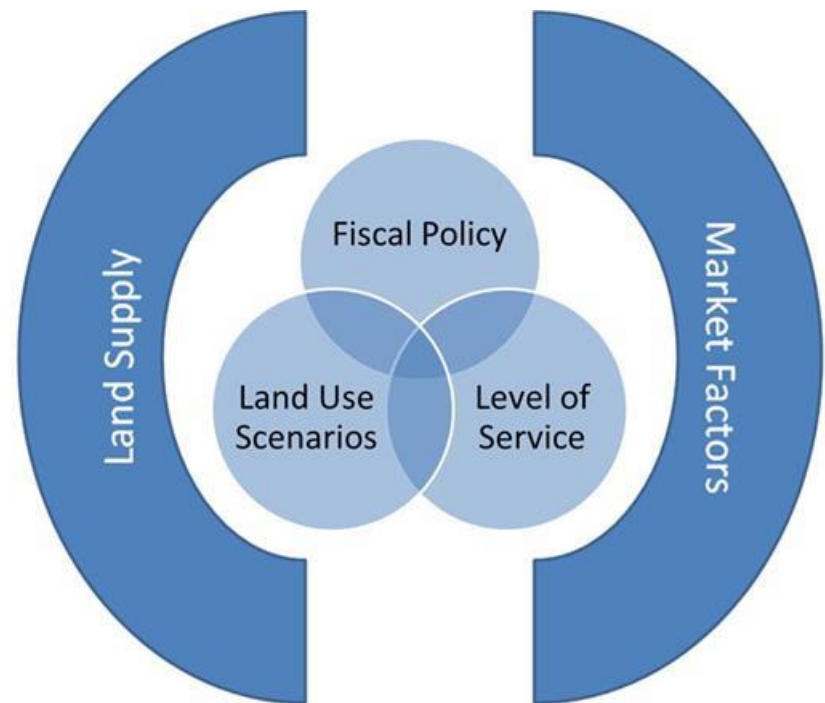
- *"The action Plan should cover a five-year period. Specific sites must be identified for the short term. Get the actions mapped out. For the high priority sites, etch the actions in stone."*
- *"Need clear mandate. Need to communicate this to the general public."*
- *"Do not want to see a ten-year lag between land acquisition and development"*
- *"The two bodies, CC and NURA, must be in synch. Desire to have a high level of commitment between the two."*

Themes for Project

1. Council and NURA face a challenge to balance 'vision' with 'reality.'
2. Understanding Northglenn's fiscal base over the long-term.
3. The City seeks clarity about sites and redevelopment, addressing parcels, uses, and densities
4. The City has tools it can apply and looks for direction in terms of land use policies, fiscal programs, and incentives. The goal is to overcome land supply and market constraints and attract capital.
5. Establish a five-year horizon for action plan, with commitments that 'stick.' Incremental steps are helpful. Prioritizing City actions is key.

6 - Clarity is critical. Council and NURA seek to communicate the mandate to the larger community.

7 - Operate in synch, with City Council and NURA working together step by step.



Project Challenge and Goal

Challenge

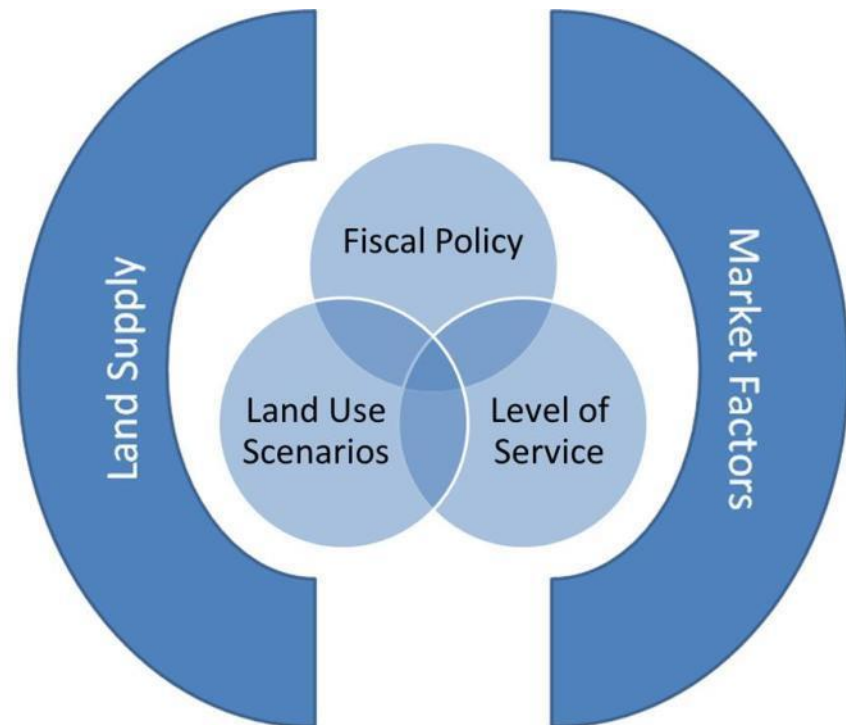
- The City has experienced little new growth in the recent past and some areas appear tired. There is a desire for greater understanding as to what uses will generate the greatest benefit for the City moving forward. Council and NURA members seek changes that will:
 - Increase fiscal revenue,
 - Create a strong pulse in the community that can be sustained over time, and
 - Generate a sense of place will draw people to Northglenn and make them proud to live and/or work here.

Goal

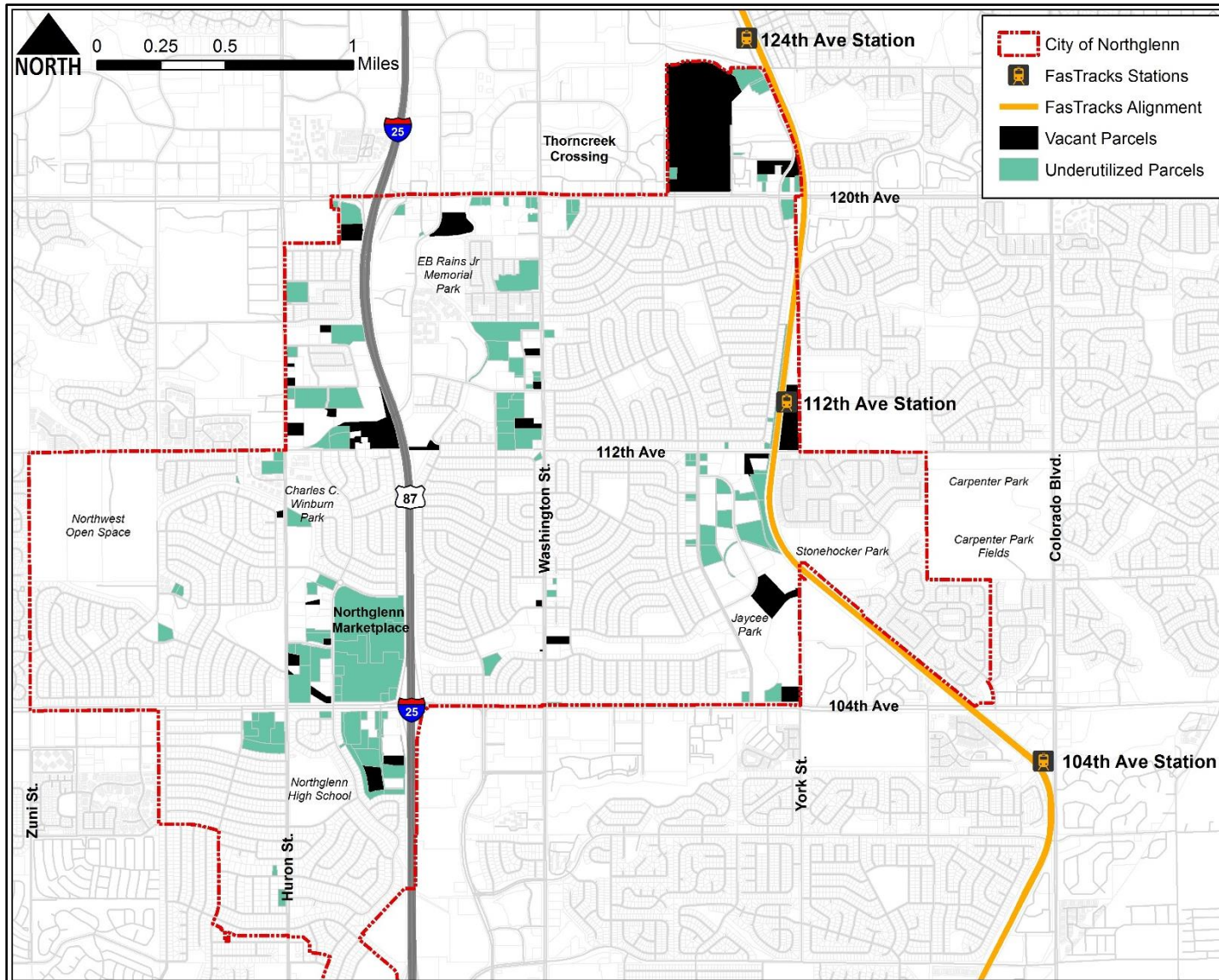
- The project goal is to determine the highest priority sites that leverage:
 - Market opportunity
 - Fiscal benefit
 - Catalytic impact
 - Civic amenity and quality of life

Market Overview

- Land Supply
 - Soft Parcel Evaluation
 - Historical Build-out of Northglenn
- Market Factors
 - Office
 - Industrial
 - Residential
 - Retail

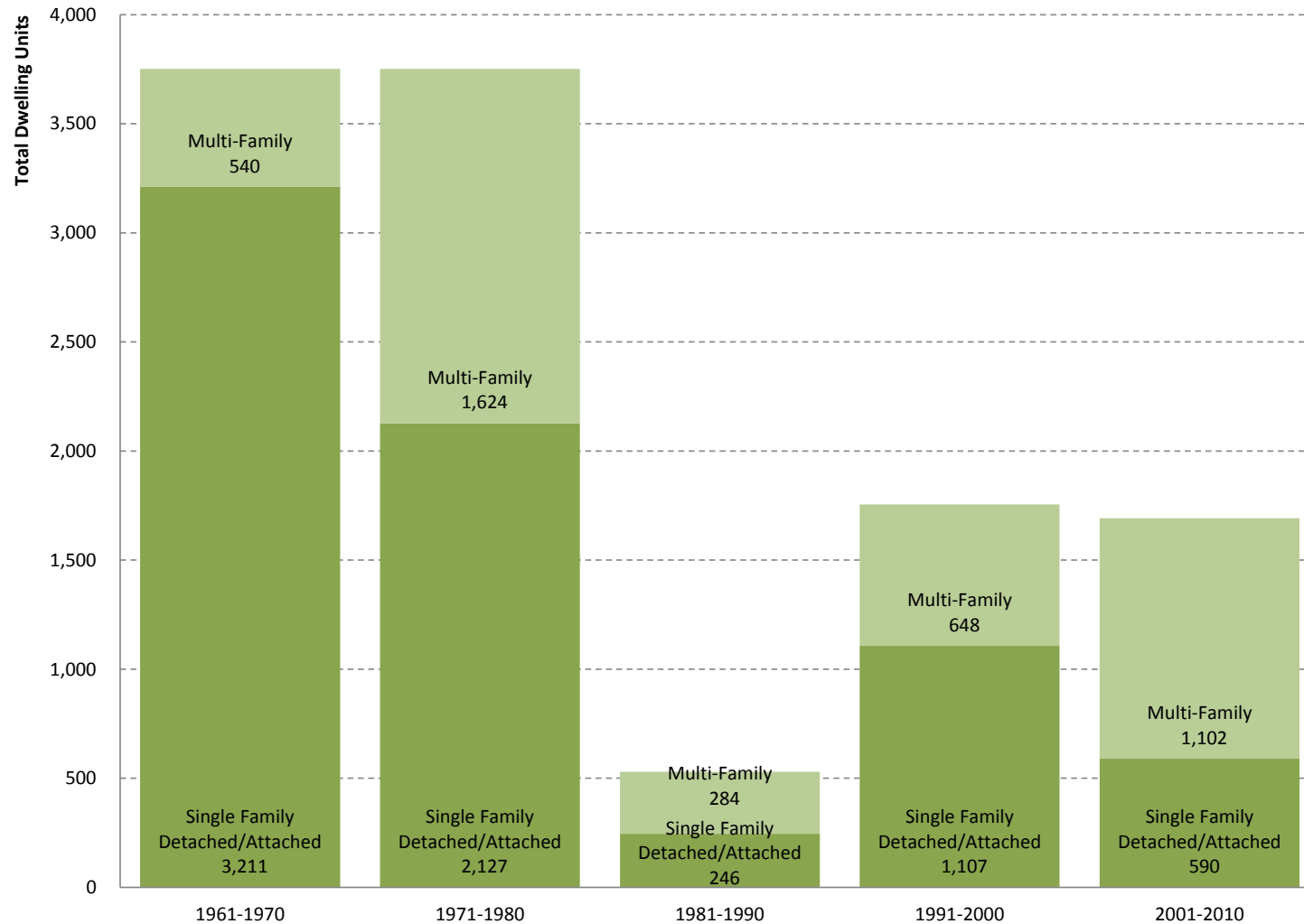


Vacant & Underutilized Parcels



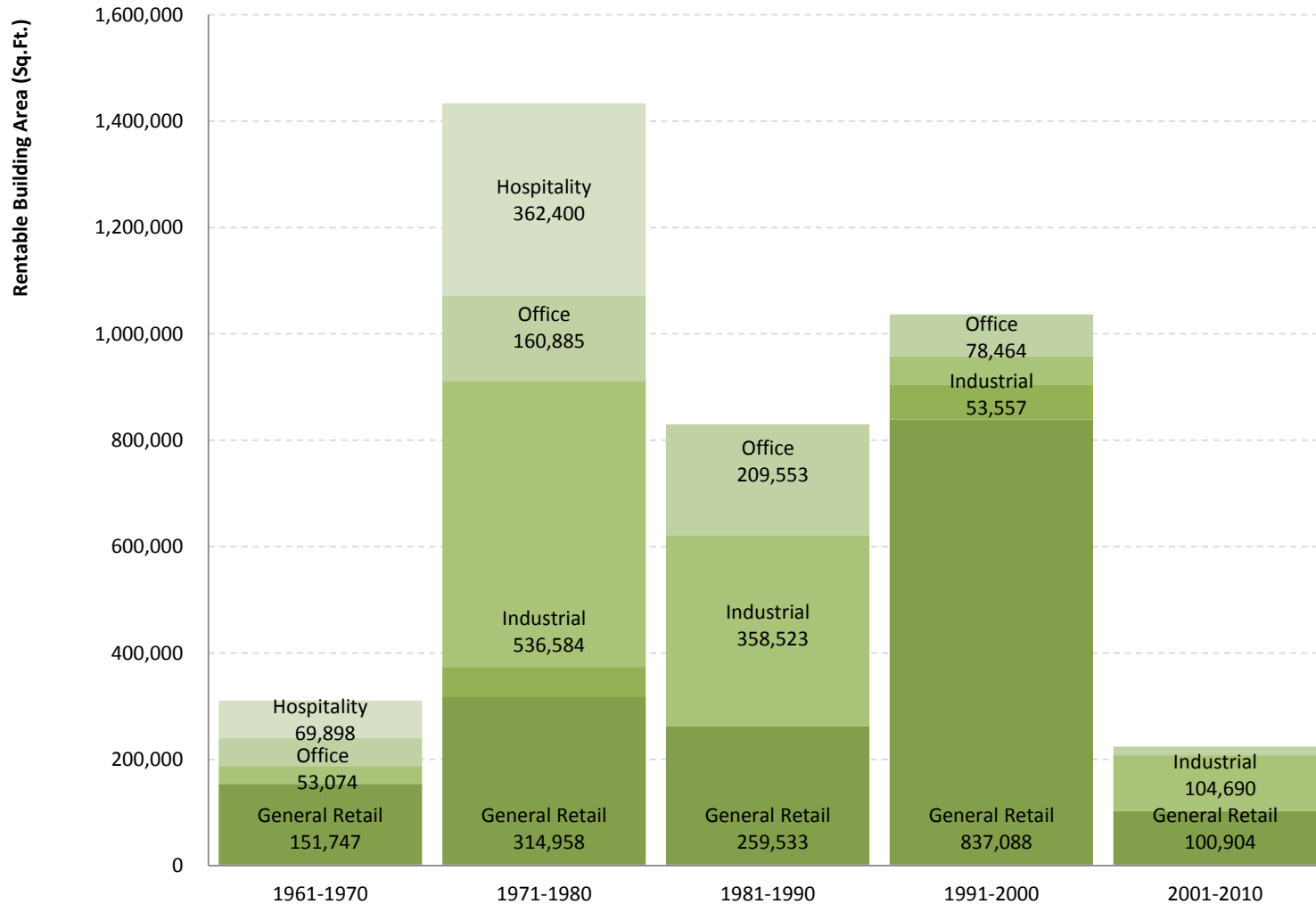
Northglenn's Residential Build-Out

Dwelling Units by Decade



Source: Economic & Planning Systems

Northglenn's Commercial Build-Out Square Footage by Decade, Detailed

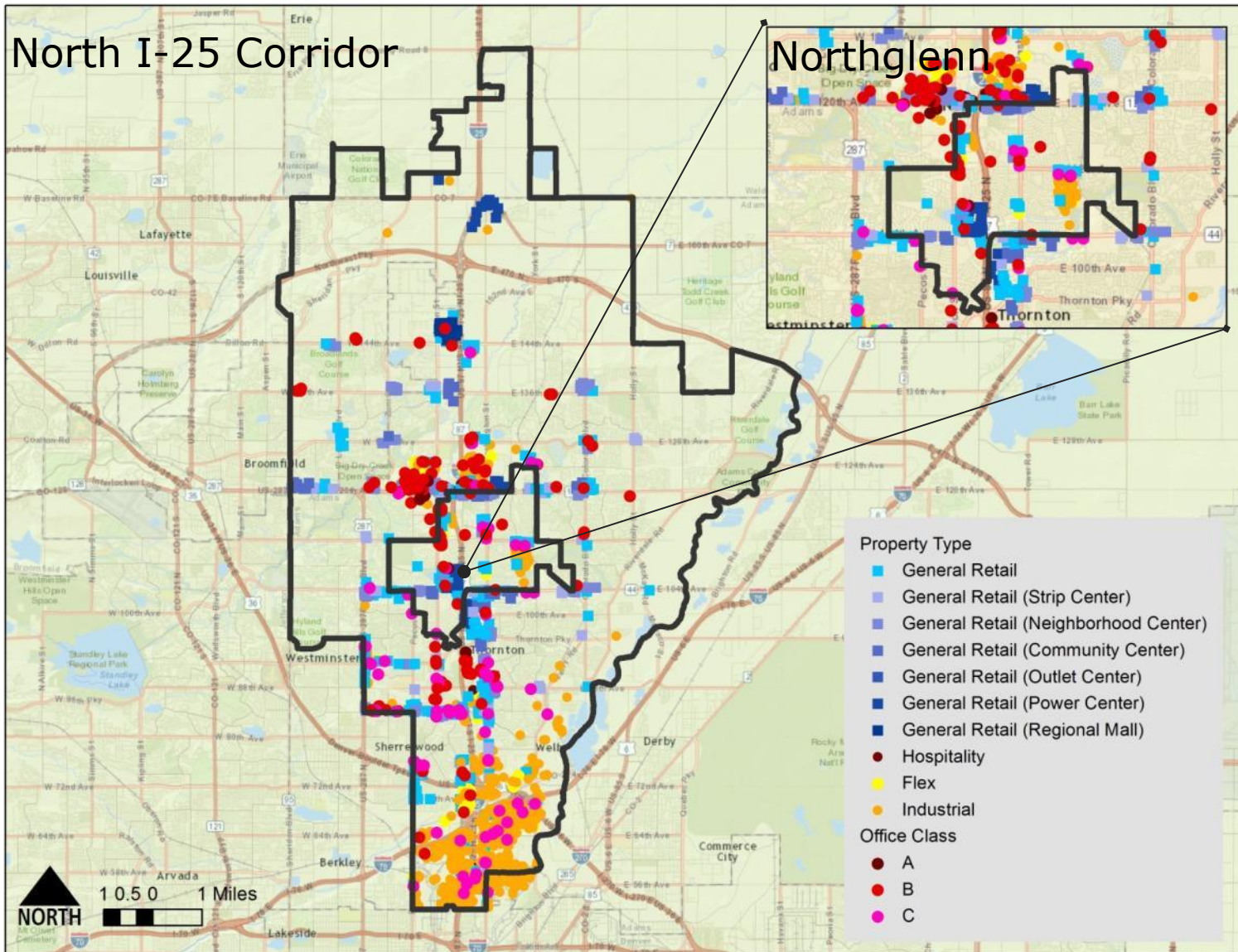


Source: Economic & Planning Systems

Market Snapshot

North I-25 Corridor

Northglenn



Northglenn Capture of North I-25 Region

	1961-1970			1991-2000			2001-2010		
	North I-25	Northglenn	%	North I-25	Northglenn	%	North I-25	Northglenn	%
Residential (Sq.ft.)	5,749,345	409,000	7%	7,662,128	773,000	10%	2,393,341	1,231,000	51%
Commercial (Sq.ft.)	8,228,432	309,000	4%	17,675,000	1,035,000	6%	6,099,000	222,000	4%
General Retail	461,036	77,601	17%	961,655	111,148	12%	642,938	52,708	8%
General Retail (Communi	204,232	0	0%	410,646	175,107	43%	553,433	0	0%
General Retail (Neighbor	312,204	56,894	18%	460,359	1,360	0%	507,044	23,687	5%
General Retail (Outlet Ce	0	0	---	0	0	---	66,097	0	0%
General Retail (Power Ce	17,252	17,252	100%	1,143,081	537,873	47%	716,721	0	0%
General Retail (Regional I	0	0	---	0	0	---	586,036	0	0%
General Retail (Strip Cent	22,836	0	0%	84,273	11,600	14%	184,869	24,509	13%
Flex	591,177	0	0%	540,681	65,714	12%	148,938	0	0%
Industrial	5,956,726	33,831	1%	3,218,270	53,557	2%	786,844	104,690	13%
Office	460,101	50,874	11%	1,336,455	78,464	6%	381,619	16,197	4%
Office (Community Cente	0	0	---	0	0	---	19,106	0	0%
Office (Neighborhood Cen	0	0	---	0	0	---	38,145	0	0%
Office (Power Center)	0	0	---	0	0	---	0	0	---
Office (Regional Mall)	0	0	---	0	0	---	10,900	0	0%
Office (Strip Center)	0	2,200	---	0	0	---	0	0	---
Hospitality	202,868	69,898	34%	257,911	0	0%	110,422	0	0%
Combined Categories									
General Retail	1,017,560	151,747	15%	6,073,000	837,088	14%	3,355,000	100,904	3%
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Source: Economic & Planning Systems

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Source: Economic & Planning Systems

H:\143068-Northglenn Fiscal and Market Analysis\Data\CoStar\[Properties.xls]Northglenn of N I-25 (four)

Observations of Market



Land Supply

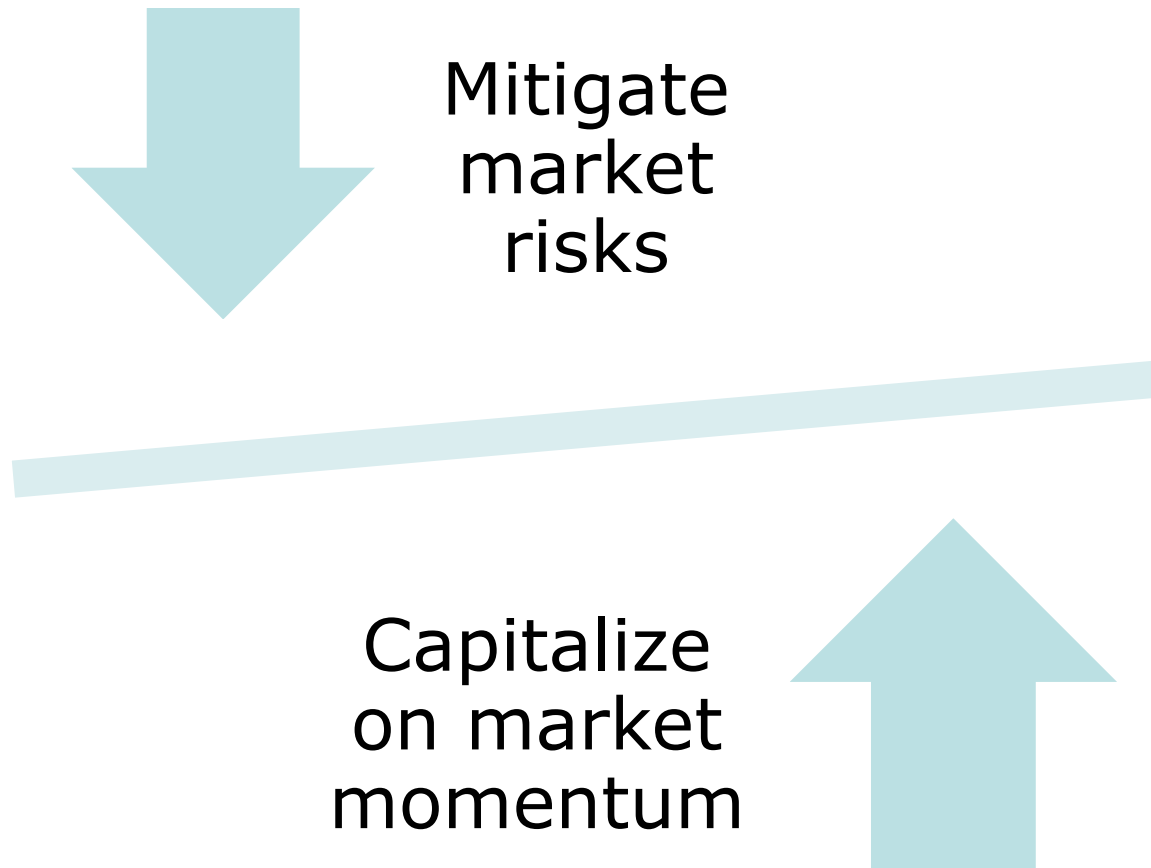
- Land supply affects potential market capture of the North I-25 Corridor

- Aging building inventory
- Shifting demographic trends
- Strong mobility combined with high visibility locations



Market Factors

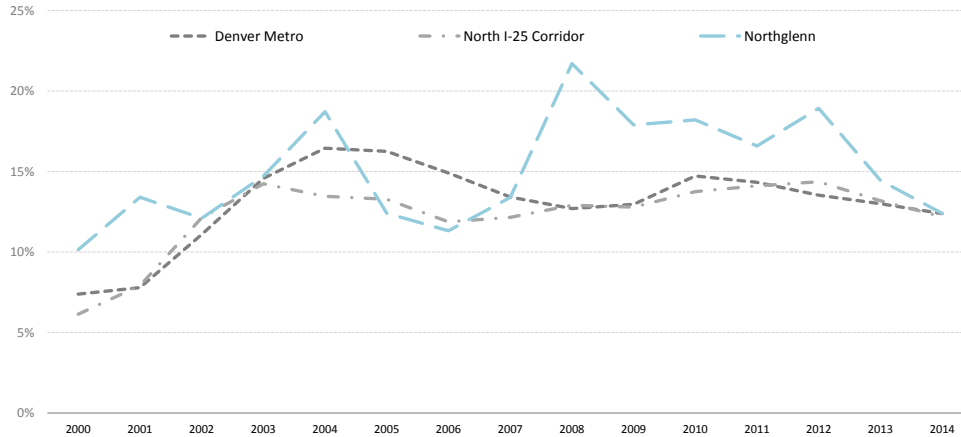
Goal



-OFFICE-

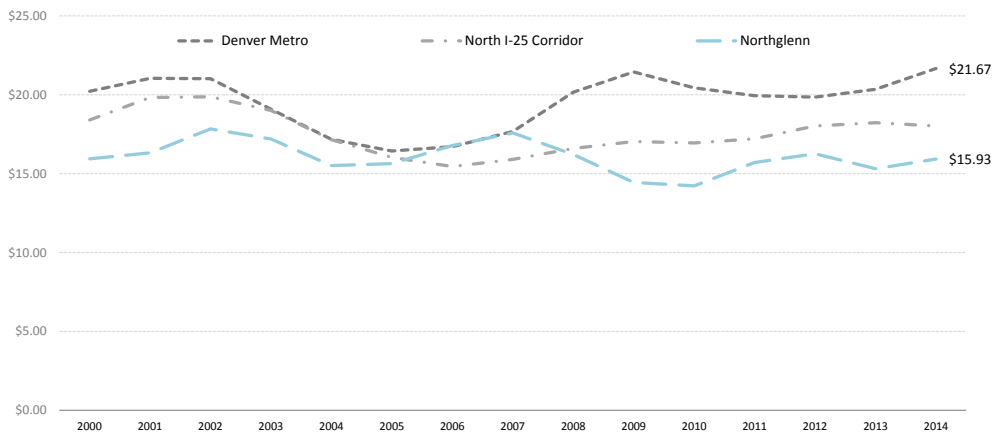
Office - Existing

Vacancy



Source: Economic & Planning Systems

Rents



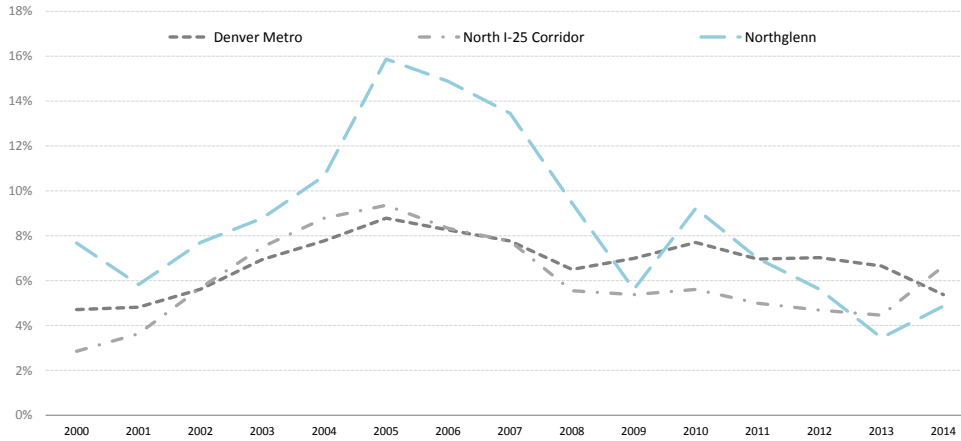
Source: Economic & Planning Systems



-INDUSTRIAL-

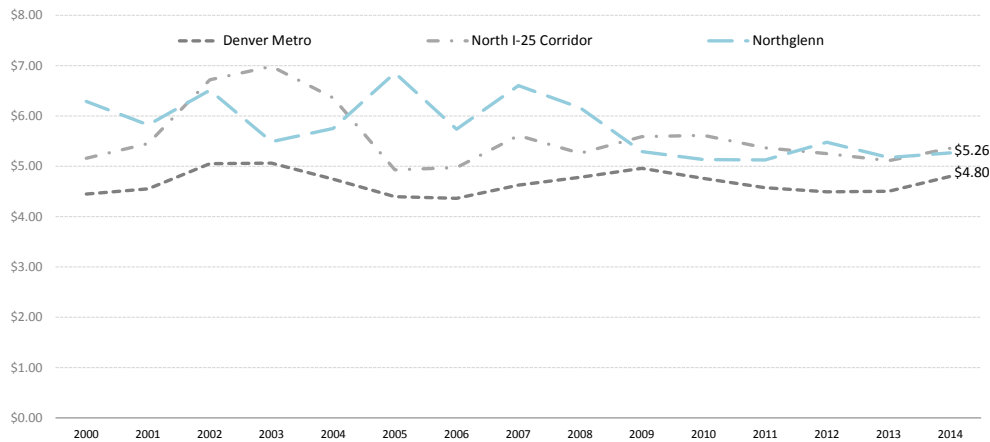
Industrial - Existing

Vacancy



Source: Economic & Planning Systems

Rents



Source: Economic & Planning Systems



-MULTIFAMILY RESIDENTIAL-

Multifamily Residential

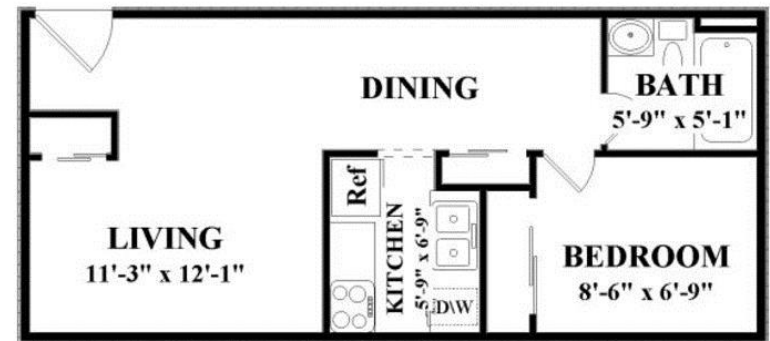
Status	Units
Completed	320
Under Construction	228
Proposed	0



Stone Mountain Phase 1 (2000): 320 Units
 Stone Mountain Phase 2 (2014): 228 Units

Example – Thistle Sage (Northglenn)

Address	11801 Washington
Developer	Countryside Asset Management
Year Completed	1972
Building Type	wood-frame
Façade Type	brick
Stories	4
Number of Units	418
Average Rent	
Studio	\$800
460	\$800
1 BD	\$930
460	\$841
550	\$971
590	\$983
2 BD	\$1,220
690	\$1,222
790	\$1,201
880	\$1,218
910	\$1,228
Parking Ratio	open N/A



Example – Carrick Bend (Northglenn)

Address	11525 Community Center Drive
Developer	Holland Residential
Year Completed	Est. 2015
Building Type	wood-frame
Façade Type	wood siding
Stories	3
Number of Units	228
Average Rent	
1 B 1 B	\$1,180
700	\$1,160
842	\$1,195
2 B 2 B	\$1,430
1150	\$1,425
3 B 2 B	\$1,750
1241	\$1,750
Parking	detached parking garages
Ratio	N/A



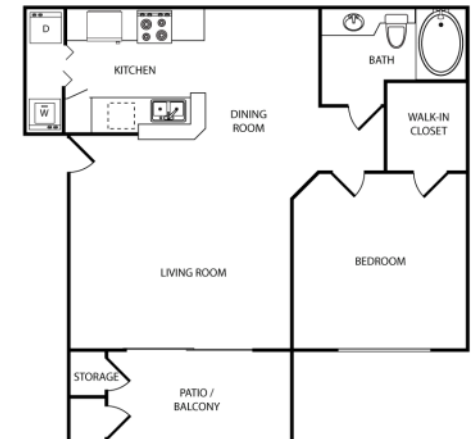
Example - Encore at Highpointe Park (Thornton)

Address	9701 Pearl Street
Developer	Encore Enterprises
Year Completed	2013
Building Type	metal-frame
Façade Type	brick, particle siding
Stories	3
Number of Units	220
Average Rent	
1 BD	\$1,060
775	\$1,055
825	\$1,070
2 BD	\$1,350
1020	\$1,305
1080	\$1,395
3 BD	\$1,620
1250	\$1,615
Parking	surface, open side
Ratio	2.2:1



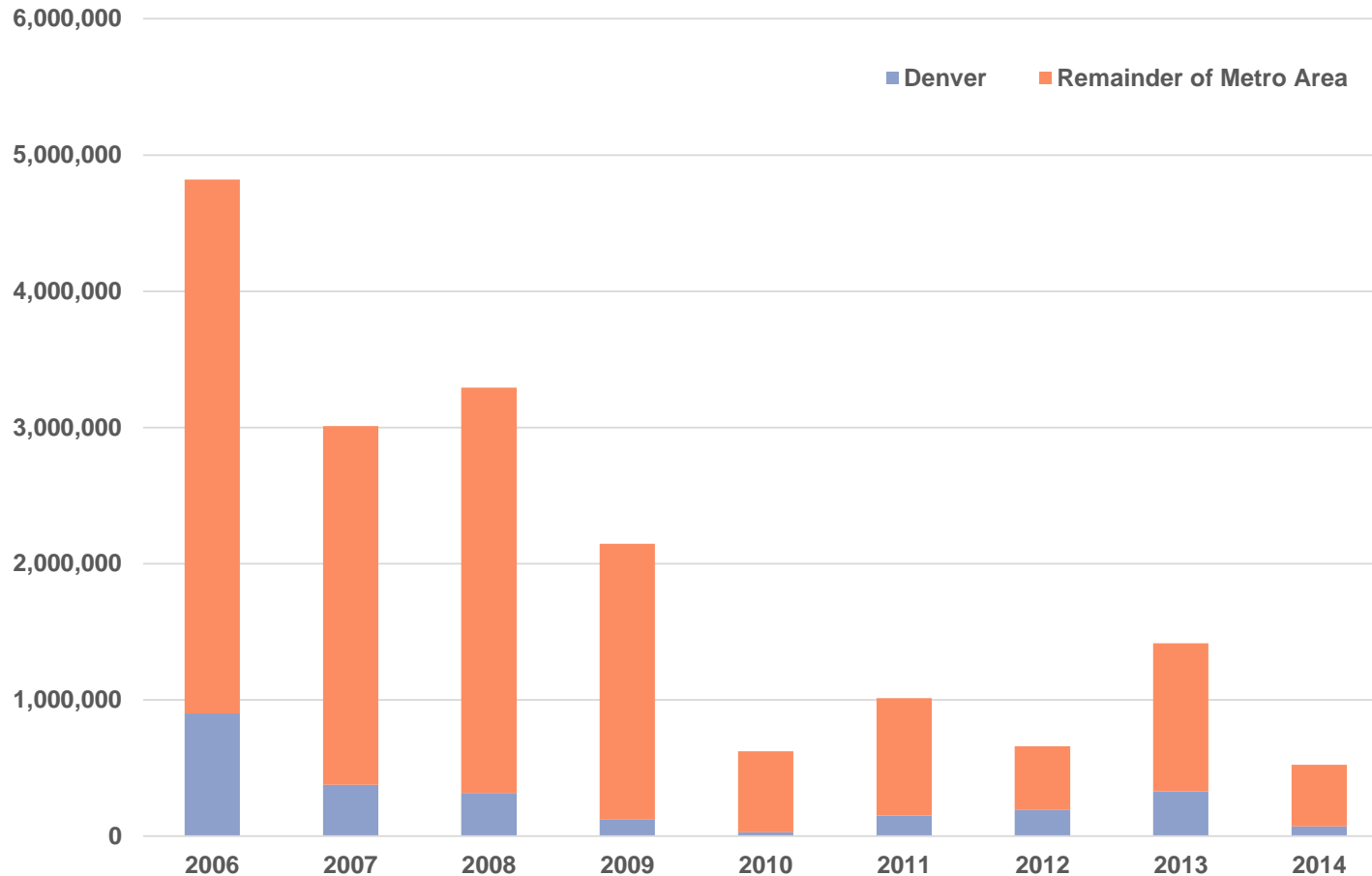
Example - Redhawk Ranch (Thornton)

Address	12150 Washington Center Pkwy
Developer	Berkshire Communities
Year Completed	2002
Building Type	wood
Façade Type	stucco-overlay
Stories	3
Number of Units	384
Average Rent	
1 BD	\$1,590
630	\$1,283
758	\$1,721
856	\$1,773
2 BD	\$1,650
1005	\$1,580
865	\$1,578
1065	\$1,806
3 BD	\$1,730
1091	\$1,731
Parking	open and covered
Ratio	0.5:1



-RETAIL-

Denver Metro New Retail Square Feet (2006-2014)

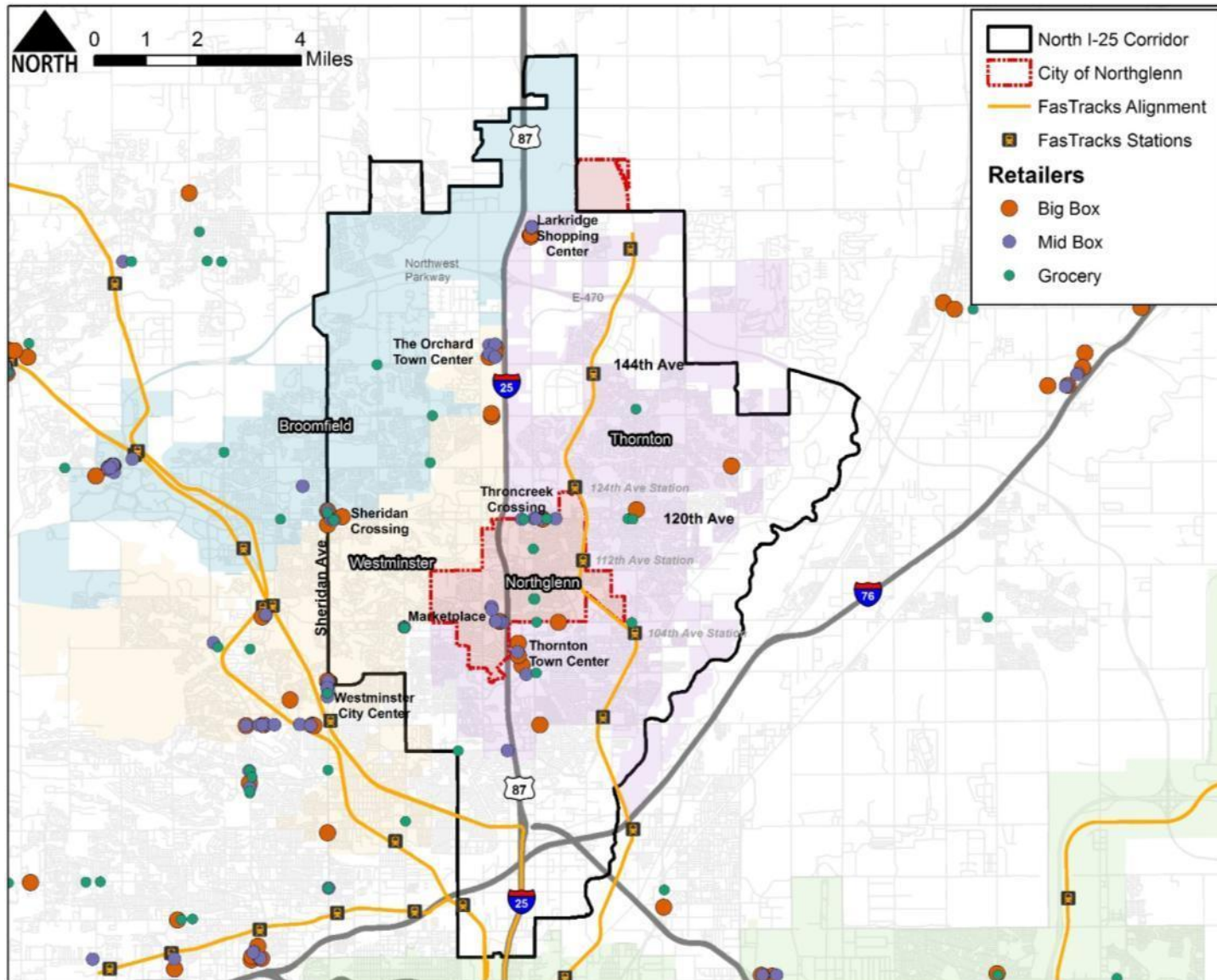


Source: Costar; Economic & Planning Systems

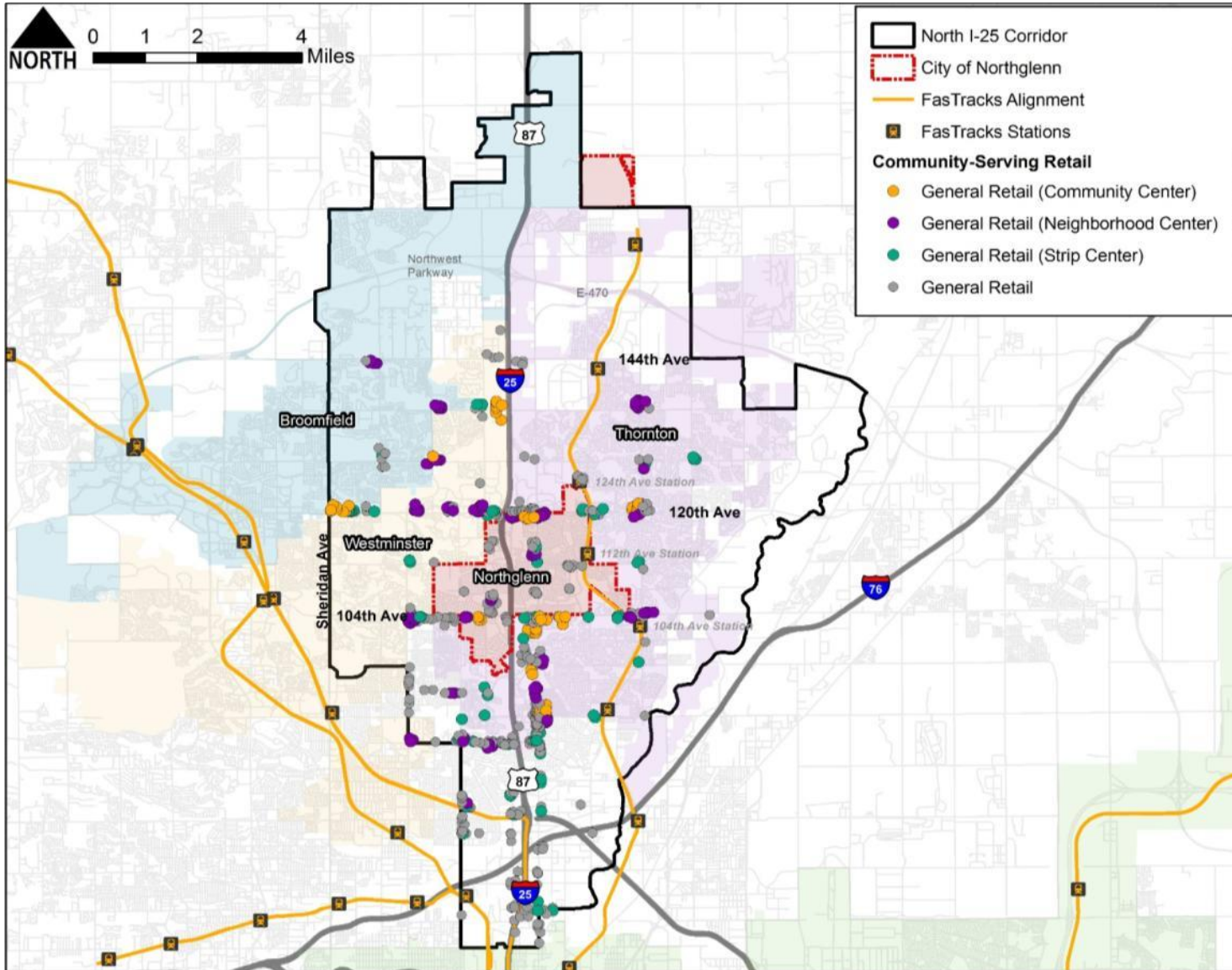
Regional- & Local-Serving Retail

- Based on typical location, trade area, and frequency of purchase
- Regional Retail
 - Large scale enclosed malls, lifestyle centers, or town centers (300,000 to 750,000 square feet)
 - Trade areas of five miles or more
 - Anchored by a high concentration of apparel, home furnishings, and specialty stores serving a regional area
- Local-Serving Retail
 - Retailers located in smaller retail centers (75,000 to 200,000 square feet)
 - Neighborhood trade areas of 1 to 2 miles in radius
 - Often anchored by grocery stores, and provide everyday items and goods to surrounding neighborhoods
 - Can include grocery, convenience, clothing and apparel, furniture, miscellaneous retail, and eating and drinking

Regional-Serving Retail



Local-Serving Retail



Next Steps for Retail Analysis

- Total Personal Income (TPI)
 - Forecast of future retail demand for Northglenn
 - Based on both housing growth and continued inflow of sales from outside of the City.
 - Broken down by five major retail store types
- Retail Inflow-Outflow Analysis
 - Local capture of retail sales
 - Non-Resident purchases made inside the City (Inflow)
 - Resident purchases made outside of the City (Outflow)
- Fiscal Performance of Northglenn Retail Centers
- Town Centers as a Retail Strategy
 - How does retail integrate with other uses?
 - Spatial considerations of combining Retail, Civic, Office, and Industrial uses
 - Mixed Use synergies

CONCEPTS FOR FUTURE DEVELOPMENT OPTIONS

Office



Industrial



Multifamily Residential



Retail



Mixed Use



Amenities





Summary Observations

Land Supply

- Land supply affects potential market capture of the North I-25 Corridor

- ↑ – Residential
- ↑ – Industrial
- ↔ – Office
- ↔ – Retail
- ↑ – Experience with Partnerships

- Aging building inventory
- Shifting demographic trends
- Strong mobility combined with high visibility locations

Market Factors

Topics for March Meeting

- Please give some thought to the following questions for our next meeting:
 - What development concepts are most appealing?
 - What is an optimal combination of uses?
 - Are there developments from other places that you think would work well in Northglenn?
 - What assets exist in Northglenn that should be leveraged with new development/redevelopment?
 - What market forces work with the vision you have for the City?

REFERENCE MATERIAL





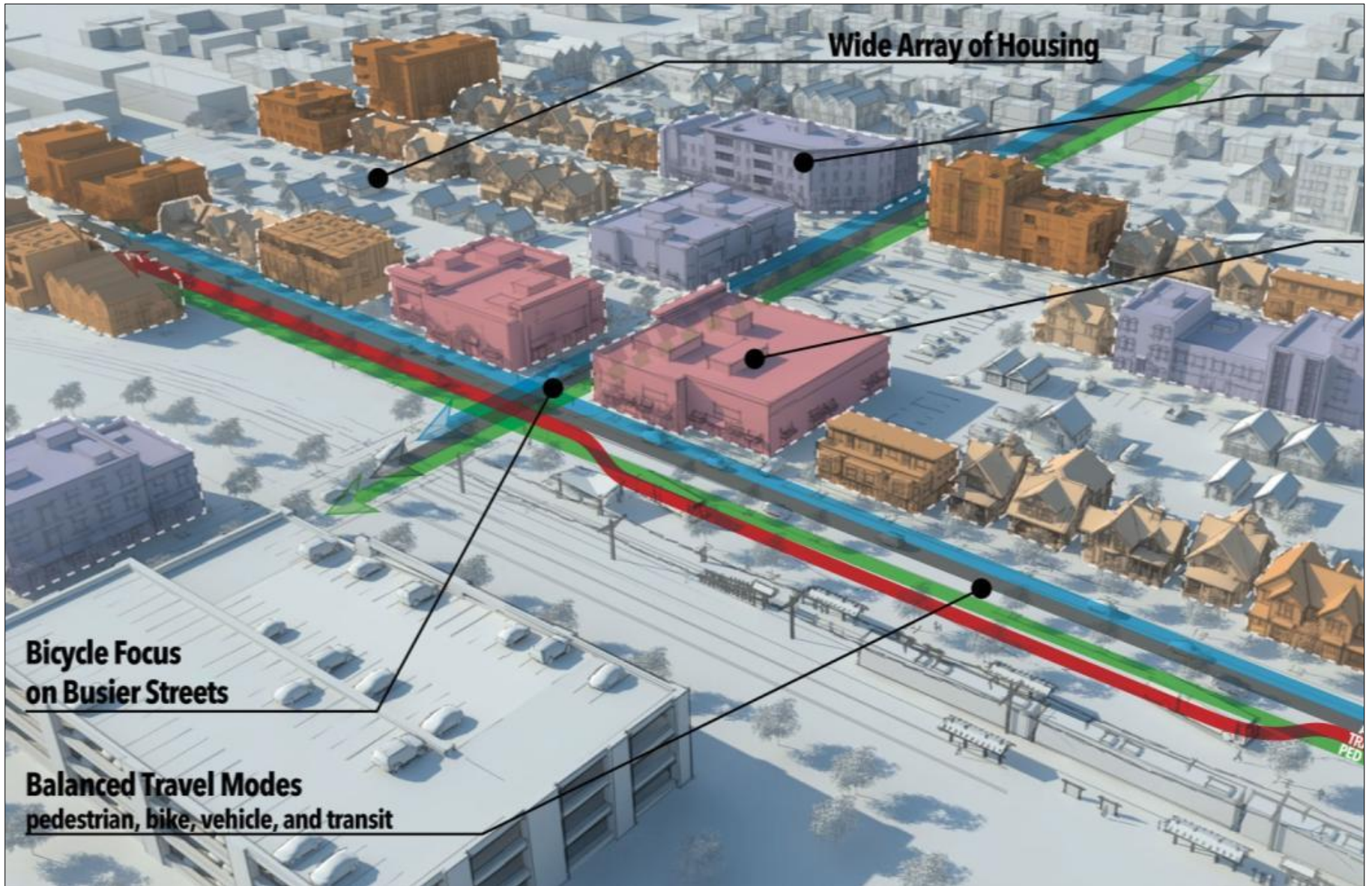




W Colfax Ave





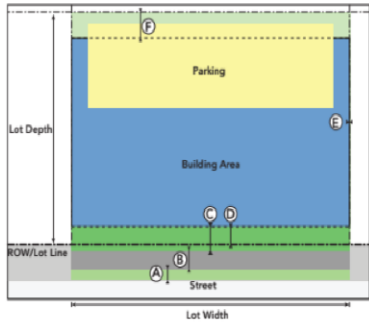


Wide Array of Housing

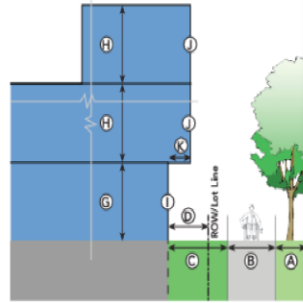
**Bicycle Focus
on Busier Streets**

**Balanced Travel Modes
pedestrian, bike, vehicle, and transit**

San Pablo Avenue Commercial Street and Major Commercial Street



FBC Figure 06. Development Standards Plan Diagram



FBC Figure 07. Development Standards Section

2.04.01.01.01 Intent

To strengthen a sense of place, streets should be designed to walk, shop and socialize with building fronts that activate the street. Commercial uses are prioritized at corners and intersections with flex spaces on ground floor throughout. **Street trees and landscaping are used to highlight commercial activity nodes.**

FBC Table 06. SPA Commercial/Major Commercial Street Building Placement

Amenity Zone	6'-0" min.
Pedestrian Zone	8'-0" min. clear pathway
Activity Zone	4'-0" min.
Ground Floor Front Setback	Min: Distance from ROW necessary to accommodate zones A, B and C Max: Up to 10' non-residential uses, Up to 15' residential uses
Side Setback	0'-0"
Rear Setback	See Section 2.05.02.02 Shadow Standards
Pedestrian Access	Street fronting ground floor units and spaces to have individual entries along front. Upper floor units and spaces to be accessed by common entry along front.
Vehicular Access	Max. 24' 2-way driveways, min. 100' apart. Side access on corner lots

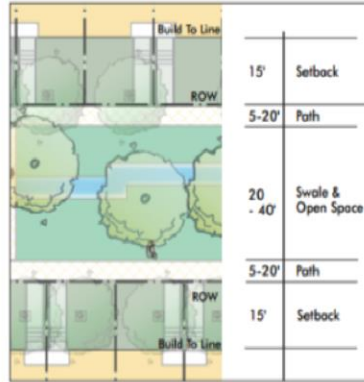
2.05.10.10.01 Awning Sign



FBC Figure 92. Awning Sign Diagram

A. Description	
Awnings are a traditional storefront fitting and can be used to protect merchants' wares, keep storefront interiors shaded and cool in hot weather, and protect pedestrians from sun and rain. Retail tenant signs may be painted, screen printed, or applied on the awnings.	
B. Size	
Projecting	
Sign Area	1 sf per linear foot of storefront, max. A
Lettering Height	16" max B
Lettering Thickness	6" max C
Sloping Plane	
Sign Area	6 sq. ft. or 25% of exterior surface of awning or canopy, whichever is greater. D
Lettering Height	18" max. E

B. Size (continued)	
Valence	
Sign Area	75% coverage max. F
Valence Width	Storefront width, max. G
Valence Height	8" min.; 16" max. H
Lettering Height	8" max. I
C. Location	
Clear Height	8' min J
Signs per Awning	1 projecting; or 1 valence and 1 sloping plane max.
D. Miscellaneous	
Only the tenant's store name, logo, and/or address should be applied to the awning. Additional information is prohibited.	
Open-ended awnings are strongly encouraged.	
Vinyl or plastic awnings are strongly discouraged.	



2.06.02.01.04 Greenways/Creek Greenways

Linear open spaces designed to provide enhanced connectivity between destinations and other open spaces while also providing areas for activity and gathering. Creek greenways run along the riparian edge and provide opportunities to bring the public closer to this natural amenity.

- A. Where possible, daylight creeks and create creek greenways to provide open space and pedestrian and bicycle pathways through blocks.
- B. Maintain sufficient buffer areas (as per creek buffer guidelines) between greenway pathways and creek banks and beds to limit the negative impacts of human use on creeks.
- C. Provide adequate lighting, seating, trash cans, etc. along greenways. If greenways are 60 feet wide, provide additional amenities in accordance with standards for open space.
- D. Maintain and increase biodiversity and protect native habitats in creek corridors.
- E. Identify and highlight creek greenways with enhanced landscaping, public art and signage.
- F. Provide 15 feet front setbacks for residential uses on greenways to provide "eyes on the park" and activate the space.
- G. Provide doors onto greenways, a minimum of 75% transparency on the ground floor façade facing the greenway and upper story stepbacks along greenways to be activated with balconies and other uses to promote interaction between the private and public realms.

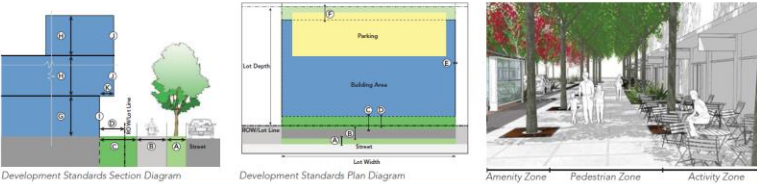


2.06.02.01.05 Repurposed Open Spaces

Vacant and underutilized spaces within existing building setbacks and underutilized surface parking lots converted into usable open spaces to activate the public realm. Improvements can be low-cost including paint and planters.

- A. Locate such that at least 25% of the plaza is along sidewalks of key commercial streets.
- B. Where seating is provided, incorporate a variety of seating to accommodate a range of physical abilities, as well as companion seating that enables wheelchair users to sit next to friends or family members.
- C. Provide buffers from traffic flow in parking lots through planters or low barriers.
- D. Allow open space amenities such as community gardens and unprogrammed play areas.
- E. Allow up to 50 sf of moveable structures for uses such as florists, etc.. The mobile structure can occupy up to 25% of the open space.
- F. Allow permanent landscaping like trees only within setbacks regulated by street types.

REGULATION BY STREET TYPE



Building Placement	SPA/ Major Commercial	SPA/Community Street	Gateway Street	Neighborhood Street	Ohlone Greenway	Midblock Connection	Potential Plaza Connection
Amenity Zone	6'-0" min.	6'-0" min.	4'-0" min.	5'-0" min.	n/a	5'-0" min.	14'-0" min.
Pedestrian Zone	8'-0" min. clear pathway	8'-0" min. clear pathway		6'-0" min.			
Activity Zone	8'-0" min.	0'-0" min.					

Frontage Type	SPC	SPM	MC	GWY	NC	NL
Shop Front	•	•	•	•	•	•
Flexible	•	•	•	•	•	•
Arcade/Gallery*	•	•	•	•	•	•
Forecourt	•	•	•	•	•	•
Front Yard	•	•	•	•	•	•
Eco Frontage	•	•	•	•	•	•

FRONTAGE TYPE PERMITTED BY STREET TYPE

Frontage Type	SPC	SPM	MC	GWY	NC	NL
Shop Front	•	•	•	•	•	•
Flexible	•	•	•	•	•	•
Arcade/Gallery*	•	•	•	•	•	•
Forecourt	•	•	•	•	•	•
Front Yard	•	•	•	•	•	•
Eco Frontage	•	•	•	•	•	•

* Note: Arcades are allowed only on the North and East facades of buildings.



SHADOWS



Front and Upper Floor Front Setback Along Street



San Pablo Avenue Form-Based Code Emerging Recommendations

Draft 03.12.2014

	TOHIMU	TOMIMU
Building Height	65'-0" max.*	55'-0" max.**
Maximum Height	3 Stories Residential (Except on Constrained Lots)	2 Stories Commercial (Exceptions granted with CUP)
Minimum Height		
Parking Requirement		
Commercial Buildings < 3,000 sf	No off-street auto parking required	
Commercial Buildings > 3,000 sf	up to 1 auto space/1,000 sf	up to 1 auto space/500 s.f.
Commercial Buildings	min. 1.5 short-term bicycle spaces/3,000 sf	up to 0.5 auto space/unit
Residential Buildings	min. 1 long-term bicycle space/10,000 sf	up to 1 auto space/unit
Residential Buildings	up to 0.5 auto space/unit	min. 1 short-term bicycle space/20 units
Residential Buildings	up to 1 auto space/unit with TDM	min. 1.5 long-term bicycle spaces/unit
Parking Areas		
* Auto parking shall be located behind habitable space, undecorated, on the interior of the building.		

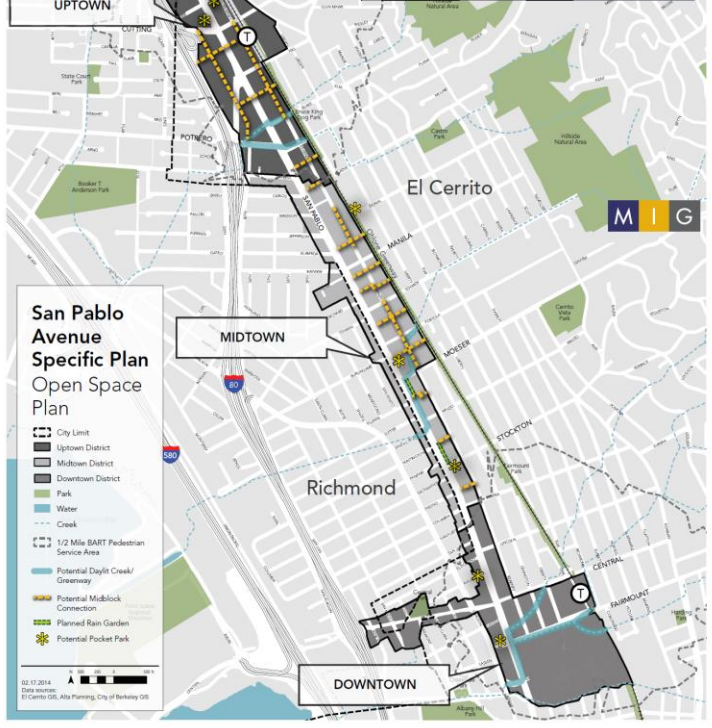
OPEN SPACE

STREET TYPE GLOSSARY:

- SPC: San Pablo Avenue Commercial
- SPM: San Pablo Avenue Community
- MC: Major Commercial
- GWY: Gateway
- NC: Neighborhood Commercial
- NL: Neighborhood Local

ON-SITE OPEN SPACE REQUIREMENTS

Residential Uses	Private Open Space	Constrained Lots
Private Open Space	25 s.f./unit min.	25 s.f./unit min.
Public Open Space	75 s.f./unit min.	75 s.f./unit min.
Public Open Space Buildings > 25,000 s.f.	additional 25 s.f. min./1000 s.f. of bldg	n/a
Non-residential Uses		
Public Open Space Buildings > 25,000 s.f.	25 s.f. min./1000 s.f. of bldg	n/a







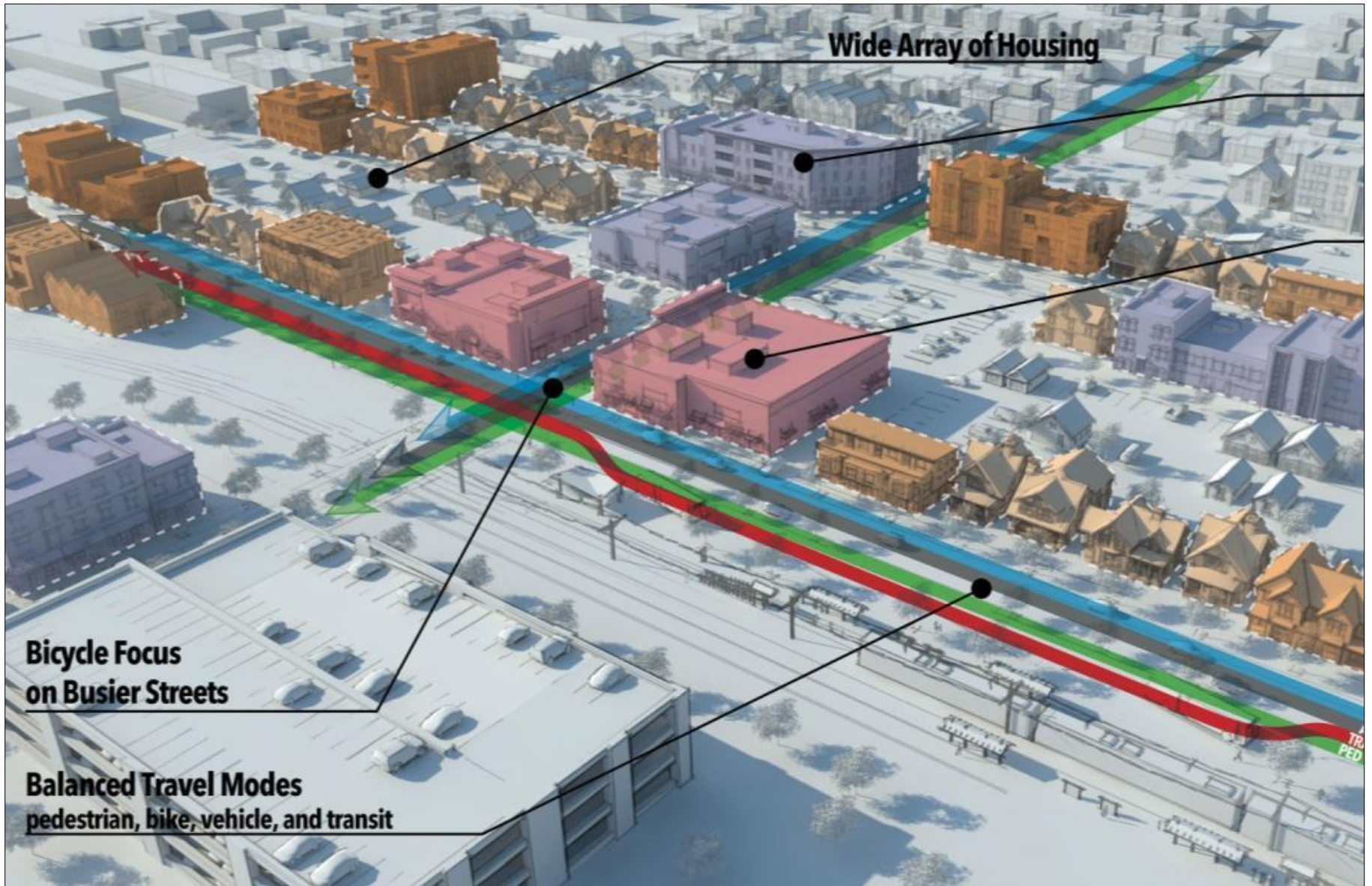




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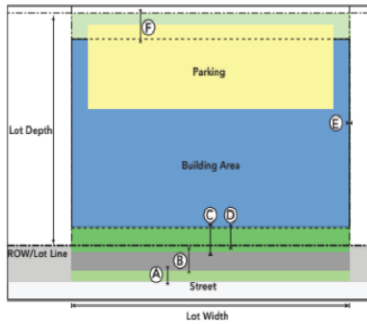


Wide Array of Housing

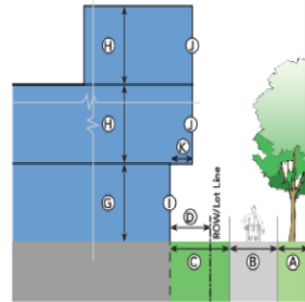
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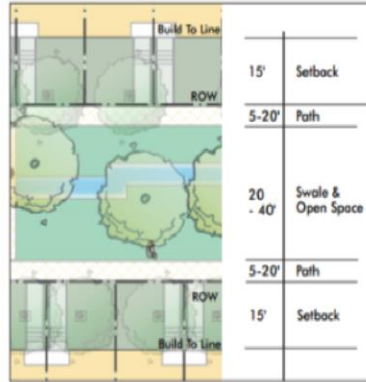
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B. Size (continued)	
Valence	
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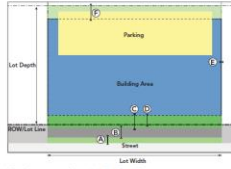
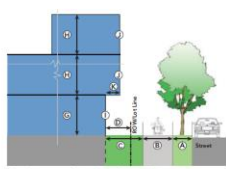


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REGULATION BY STREET TYPE



Development Standards Section Diagram

Development Standards Plan Diagram

Amenity Zone Pedestrian Zone Activity Zone

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Pedestrian Zone	8'-0" min. clear pathway	8'-0" min. clear pathway		6'-0" min.			
Activity Zone	8'-0" min.	0'-0" min.					

Frontage Type	SPC	SPM	MC	GWY	NC	NL
Shop Front	•	•	•	•	•	•
Flexible	•	•	•	•	•	•
Arcade/Gallery*	•	•	•	•	•	•
Forecourt	•	•	•	•	•	•
Front Yard	•	•	•	•	•	•
Eco Frontage	•	•	•	•	•	•

* Note: Arcades are allowed only on the North and East facades of buildings.

Street fronting ground floor units and spaces to have individual entries along front or side streets. Upper floor units and spaces to be accessed by common entry along front.	Street fronting ground floor units and spaces to have individual entries along front or side streets. Upper floor units and spaces to be accessed along the front and side streets.
Max. 20' 2-way driveways, min. 100' apart. Side access on corner lots.	Max. 20' 2-way driveways, min. 100' apart. Side access on corner lots.

Upper Floor Setbacks	See Shadows	See Shadows
Ceiling Height Ground Floor	14'-0" min. clear to allow for flex space	14'-0" min. clear to allow for flex space
Ceiling Height Upper Floors	9'-0" min. clear	9'-0" min. clear
Building Length	200'-0" max. (Downtown), 300'-0" max. (Uptown and Midtown)	200'-0" max.

Transparency Ground Floor	75% min.	Non-residential 75% min.; Residential 40% min.
Transparency Upper Floors	30% min.	30% min.
Encroachments Front	4'-0" max	4'-0" max
Encroachments Rear	4'-0" max	4'-0" max

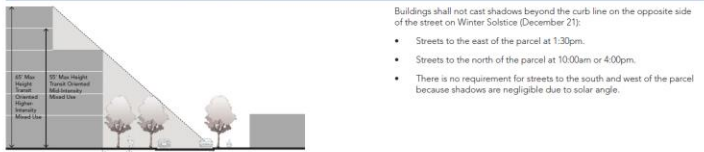
Allowed Frontage Types	Min. 50% Shopfront Max. 50% Arcade (NE side SPA), Forecourt, Flex, or Eco-front	Min. 50% Flex Max. 100% Shopfront, Arcade (NE side SPA), or Eco-front Max. 50% Forecourt
------------------------	--	--

SHADOWS
Rear and Upper Floor Rear Setback Adjacent to Residential Lot



- Buildings shall not cast shadows onto adjacent residential properties on Winter Solstice (December 21).
- Adjacent parcels to the east greater than 14'-0" deep at 1:30pm.
- There is no requirement for shadows onto adjacent parcels to the west because shadows are negligible due to solar angle.

Front and Upper Floor Front Setback Along Street



- Buildings shall not cast shadows beyond the curb line on the opposite side of the street on Winter Solstice (December 21).
- Streets to the east of the parcel at 1:30pm.
- Streets to the north of the parcel at 10:00am or 4:00pm.
- There is no requirement for streets to the south and west of the parcel because shadows are negligible due to solar angle.

San Pablo Avenue Form-Based Code Emerging Recommendations

Draft 03.12.2014



	TOHIMU	TOMIMU
Building Height	65'-0" max.*	55'-0" max.**
Maximum Height	3 Stories Residential (Except on Constrained Lots)	2 Stories Commercial (Exceptions granted with CUP)
Minimum Height		
Parking Requirement		
Commercial Buildings < 3,000 sf	No off-street auto parking required	
Commercial Buildings > 3,000 sf	up to 1 auto space/1,000 sf	up to 1 auto space/500 sf.
Commercial Buildings	min. 1.5 short-term bicycle spaces/3,000 sf	up to 1 auto space/unit
Residential Buildings	min. 1 long-term bicycle space/10,000 sf	up to 1 auto space/unit
Residential Buildings	up to 0.5 auto space/unit	up to 1 auto space/unit
Residential Buildings	min. 1 short-term bicycle space/20 units	min. 1.5 long-term bicycle spaces/unit
Parking Areas		

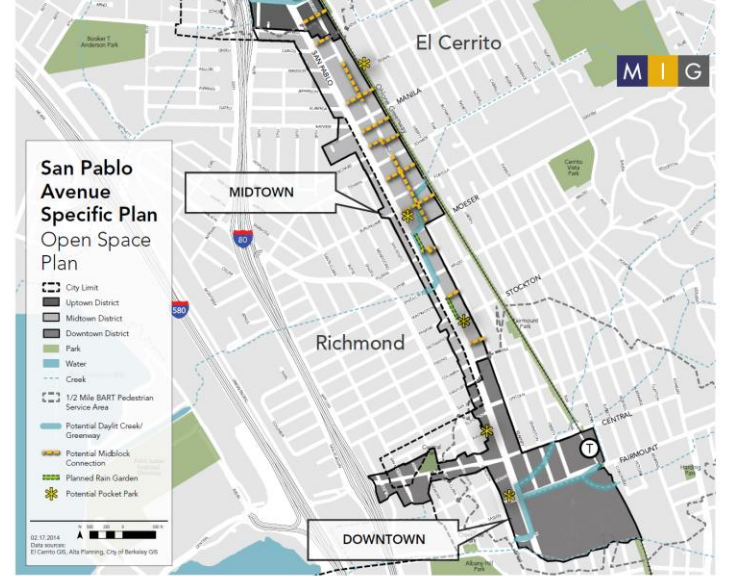
* Auto parking shall be located behind habitable space, undecorated, on the interior of the building.

OPEN SPACE

Frontage Type	SPC	SPM	MC	GWY	NC	NL
Shop Front	•	•	•	•	•	•
Flexible	•	•	•	•	•	•
Arcade/Gallery*	•	•	•	•	•	•
Forecourt	•	•	•	•	•	•
Front Yard	•	•	•	•	•	•
Eco Frontage	•	•	•	•	•	•

* Note: Arcades are allowed only on the North and East facades of buildings.

ON-SITE OPEN SPACE REQUIREMENTS	Residential Uses	Constrained Lots
Private Open Space	25 s.f./unit min.	25 s.f./unit min.
Public Open Space	75 s.f./unit min.	75 s.f./unit min.
Public Open Space Buildings > 25,000 s.f.	additional 25 s.f. min./1000 s.f. of bldg	n/a
Non-residential Uses		
Public Open Space Buildings > 25,000 s.f.	25 s.f. min./1000 s.f. of bldg	n/a



02.17.2014
City of Berkeley
El Cerrito, CA Planning, City of Berkeley OS



Office Employment Projection City of Northglenn

	2010	2015	2020	2025	2030	2035	2010-2035	
							Total	Ann. #
Agriculture, Forestry, Fishing and Hunting	13	13	13	14	14	15	2	0
Mining, Quarrying, and Oil and Gas Extraction	12	12	12	13	13	13	2	0
Utilities	4	4	4	4	4	4	1	0
Construction	480	487	498	511	526	541	61	2
Manufacturing	492	499	511	524	539	555	63	3
Wholesale Trade	172	174	178	183	188	194	22	1
Retail Trade	1,724	1,746	1,788	1,835	1,887	1,943	219	9
Transportation and Warehousing	92	93	95	97	100	103	12	0
Information	16	17	17	17	18	18	2	0
Finance and insurance	229	232	237	243	250	258	29	1
Real estate and rental leasing	142	143	147	151	155	160	18	1
Professional, Scientific, and Technical Services	290	293	300	308	317	326	37	1
Management of Companies and Enterprises	90	91	93	96	99	102	11	0
Administrative and Support and Waste Management and Remediation Services	378	383	392	403	414	426	48	2
Educational Services	4,929	4,992	5,110	5,246	5,393	5,555	626	25
Health Care and Social Assistance	743	752	770	791	813	837	94	4
Arts, Entertainment, and Recreation	208	210	215	221	227	234	26	1
Accommodation and Food Services	1,135	1,150	1,177	1,208	1,242	1,279	144	6
Other Services (except Public Administration)	308	312	319	328	337	347	39	2
Public Administration	432	437	448	460	472	487	55	2
Unclassified	---	---	---	---	---	---	---	---
Total Employment	11,988	12,273	12,598	12,951	13,341	13,774	1,786	71
5-Year Growth	151	285	325	353	390	433	282	11

Source: Economic & Planning Systems

H:\143068-Northglenn Fiscal and Market Analysis\Data\143068-Employment.xlsm\1.11Emp Forecast

Industrial Employment Projection City of Northglenn

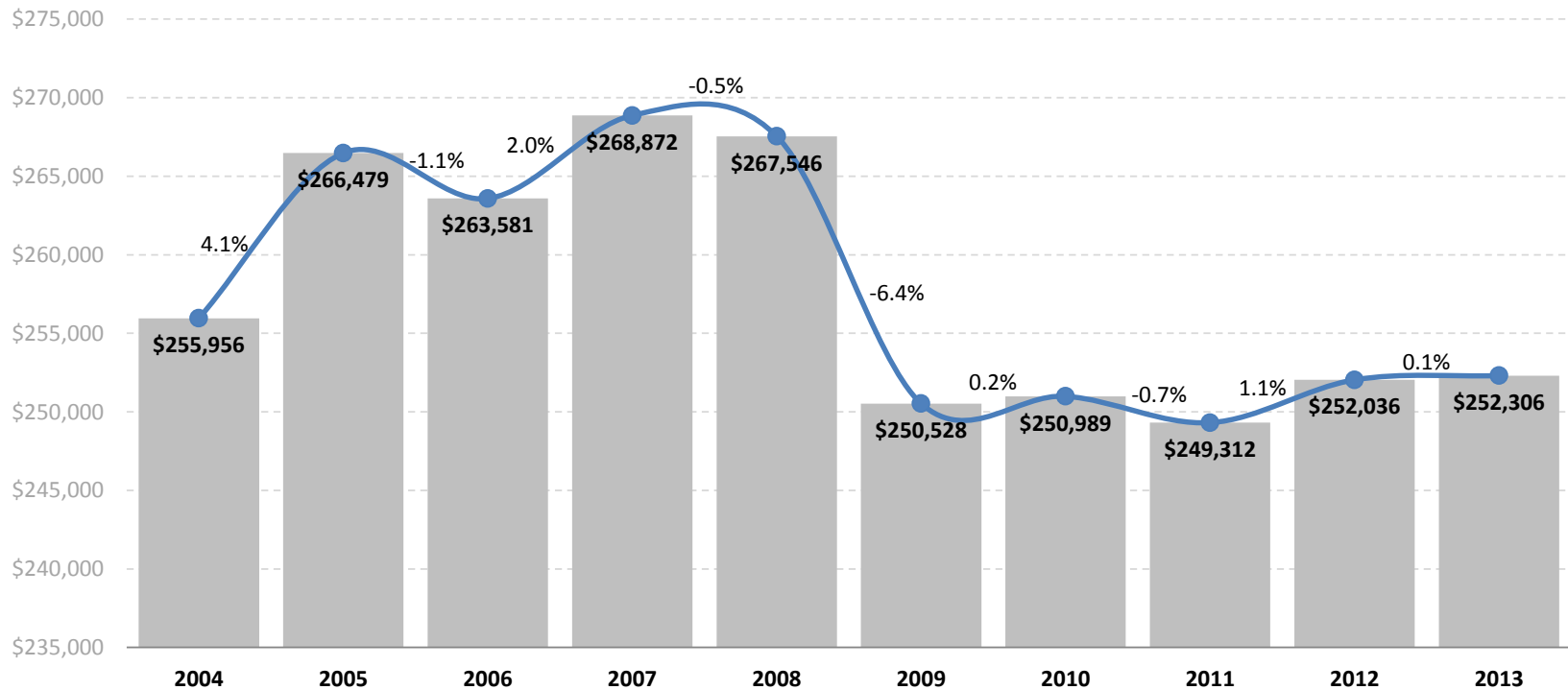
	2010	2015	2020	2025	2030	2035	2010-2035	
							Total	Ann. #
Agriculture, Forestry, Fishing and Hunting	13	13	13	14	14	15	2	0
Mining, Quarrying, and Oil and Gas Extraction	12	12	12	13	13	13	2	0
Utilities	4	4	4	4	4	4	1	0
Construction	480	487	498	511	526	541	61	2
Manufacturing	492	499	511	524	539	555	63	3
Wholesale Trade	172	174	178	183	188	194	22	1
Retail Trade	1,724	1,746	1,788	1,835	1,887	1,943	219	9
Transportation and Warehousing	92	93	95	97	100	103	12	0
Information	16	17	17	17	18	18	2	0
Finance and insurance	229	232	237	243	250	258	29	1
Real estate and rental leasing	142	143	147	151	155	160	18	1
Professional, Scientific, and Technical Services	290	293	300	308	317	326	37	1
Management of Companies and Enterprises	90	91	93	96	99	102	11	0
Administrative and Support and Waste Management and Remediation Services	378	383	392	403	414	426	48	2
Educational Services	4,929	4,992	5,110	5,246	5,393	5,555	626	25
Health Care and Social Assistance	743	752	770	791	813	837	94	4
Arts, Entertainment, and Recreation	208	210	215	221	227	234	26	1
Accommodation and Food Services	1,135	1,150	1,177	1,208	1,242	1,279	144	6
Other Services (except Public Administration)	308	312	319	328	337	347	39	2
Public Administration	432	437	448	460	472	487	55	2
Unclassified	---	---	---	---	---	---	---	---
Total Employment	11,988	12,273	12,598	12,951	13,341	13,774	1,786	71
5-Year Growth	151	285	325	353	390	433	282	11

Source: Economic & Planning Systems

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Revenue

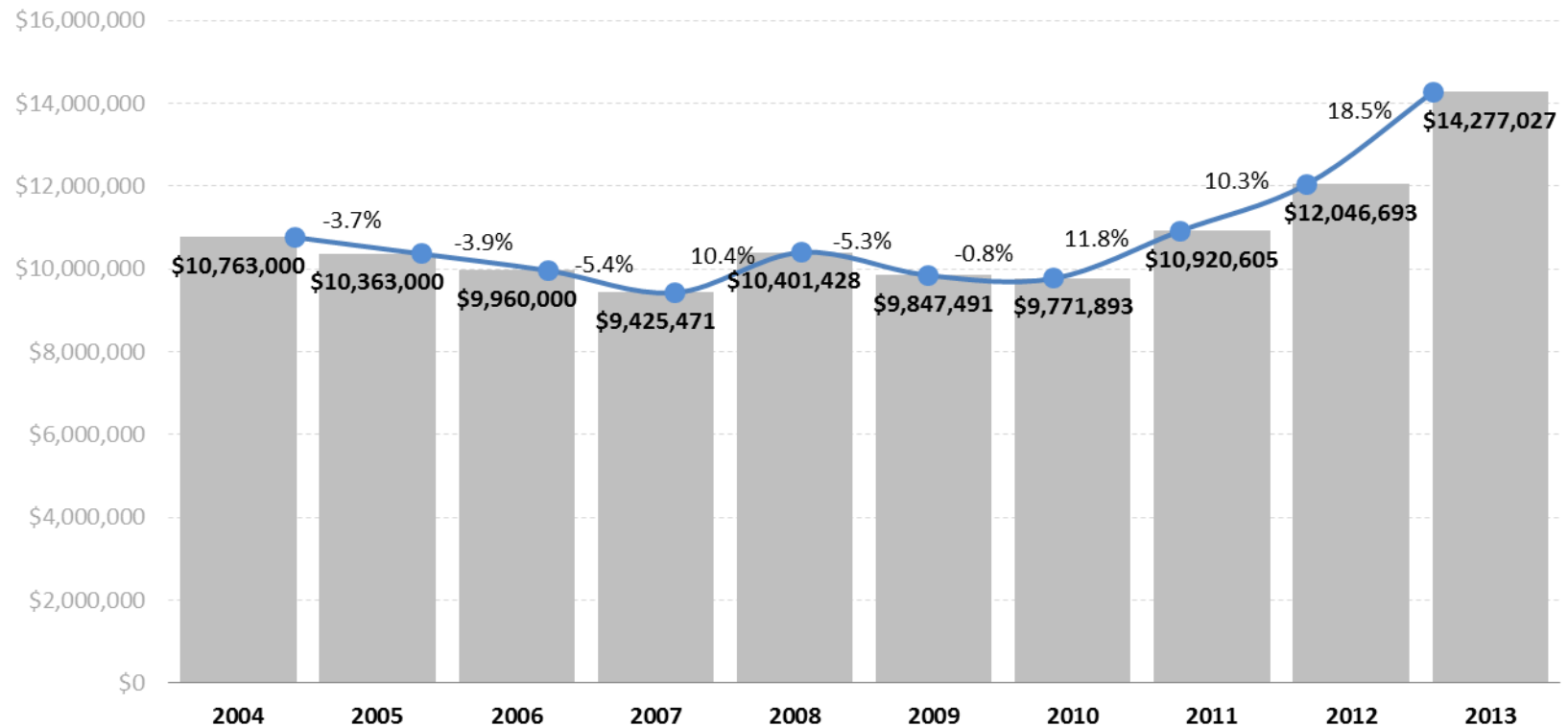
City of Northglenn Annual Total Property Valuation Revenue (\$000's), 2004-2013



Source: Department of Local Affairs, Economic & Planning Systems

Revenue, cont.

City of Northglenn Annual Sales Tax Revenue, 2004-2013



Source: Economic & Planning Systems

Employment

Denver Metro

Description	Wage & Salary Employment				2005-2013		
	2005	Pct. Of Metro	2013	Pct. Of Metro	Total	Ann. #	Ann. %
Total Wage & Salary Employment							
Northwest US-36 Corridor	89,153	7.2%	100,653	7.5%	11,500	1,438	1.5%
Boulder	84,797	6.9%	91,182	6.8%	6,385	798	0.9%
Northeast I-70	29,166	2.4%	34,406	2.5%	5,240	655	2.1%
Denver International Airport	15,449	1.3%	19,986	1.5%	4,538	567	3.3%
East US-36 Corridor	95,669	7.8%	103,733	7.7%	8,064	1,008	1.0%
Downtown Denver	82,284	6.7%	93,086	6.9%	10,802	1,350	1.6%
I-225 Corridor	77,767	6.3%	103,696	7.7%	25,929	3,241	3.7%
South I-25 Corridor	139,583	11.3%	158,485	11.7%	18,902	2,363	1.6%
Southeast E-470 Corridor	30,162	2.4%	35,519	2.6%	5,356	670	2.1%
Southwest C-470 Corridor	111,452	9.0%	116,302	8.6%	4,850	606	0.5%
Central Denver	186,232	15.1%	190,045	14.1%	3,812	477	0.3%
West Denver	109,222	8.9%	107,358	8.0%	-1,864	-233	-0.2%
West I-70 Corridor	101,552	8.2%	103,614	7.7%	2,062	258	0.3%
Longmont-Lyons	33,484	2.7%	36,626	2.7%	3,142	393	1.1%
South Weld County	16,957	1.4%	21,296	1.6%	4,339	542	2.9%
Denver Foothills (Genesee, Evergreen, etc.)	8,805	0.7%	9,266	0.7%	461	58	0.6%
South Denver (Castle Rock)	20,635	1.7%	24,445	1.8%	3,810	476	2.1%
North I-25 Corridor	66,689	5.4%	70,720	5.2%	4,030	504	0.7%
Northglenn	11,837	1.0%	12,078	0.9%	241	30	0.3%
Total	1,232,367		1,349,696		117,329	14,666	1.1%

Source: Economic & Planning Systems

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Employment

North I-25

Description	Wage & Salary Employment		2005-2013		
	2005	2013	Total	Ann. #	Ann. %
Agriculture, Forestry, Fishing and Hunting	358	207	-151	-19	-6.6%
Mining, Quarrying, and Oil and Gas Extraction	17	21	4	0	2.4%
Utilities	846	515	-331	-41	-6.0%
Construction	7,183	6,251	-932	-117	-1.7%
Manufacturing	6,552	5,067	-1,485	-186	-3.2%
Wholesale Trade	5,065	5,102	37	5	0.1%
Retail Trade	8,916	10,794	1,879	235	2.4%
Transportation and Warehousing	2,512	2,916	404	50	1.9%
Information	1,066	1,113	47	6	0.5%
Finance and insurance	1,676	1,889	213	27	1.5%
Real estate and rental leasing	1,422	1,417	-5	-1	0.0%
Professional, Scientific, and Technical Services	1,908	2,761	852	107	4.7%
Management of Companies and Enterprises	864	967	103	13	1.4%
Administrative and Support and Waste Management and Remediation Services	5,105	4,121	-985	-123	-2.6%
Educational Services	7,455	8,167	712	89	1.1%
Health Care and Social Assistance	5,115	6,465	1,349	169	3.0%
Arts, Entertainment, and Recreation	785	1,154	368	46	4.9%
Accommodation and Food Services	6,123	7,815	1,692	212	3.1%
Other Services (except Public Administration)	2,224	2,347	123	15	0.7%
Public Administration	1,495	1,618	123	15	1.0%
Unclassified	0	13	13	2	---
Total	66,689	70,706	4,017	502	0.7%

Source: Economic & Planning Systems

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Employment

Northglenn

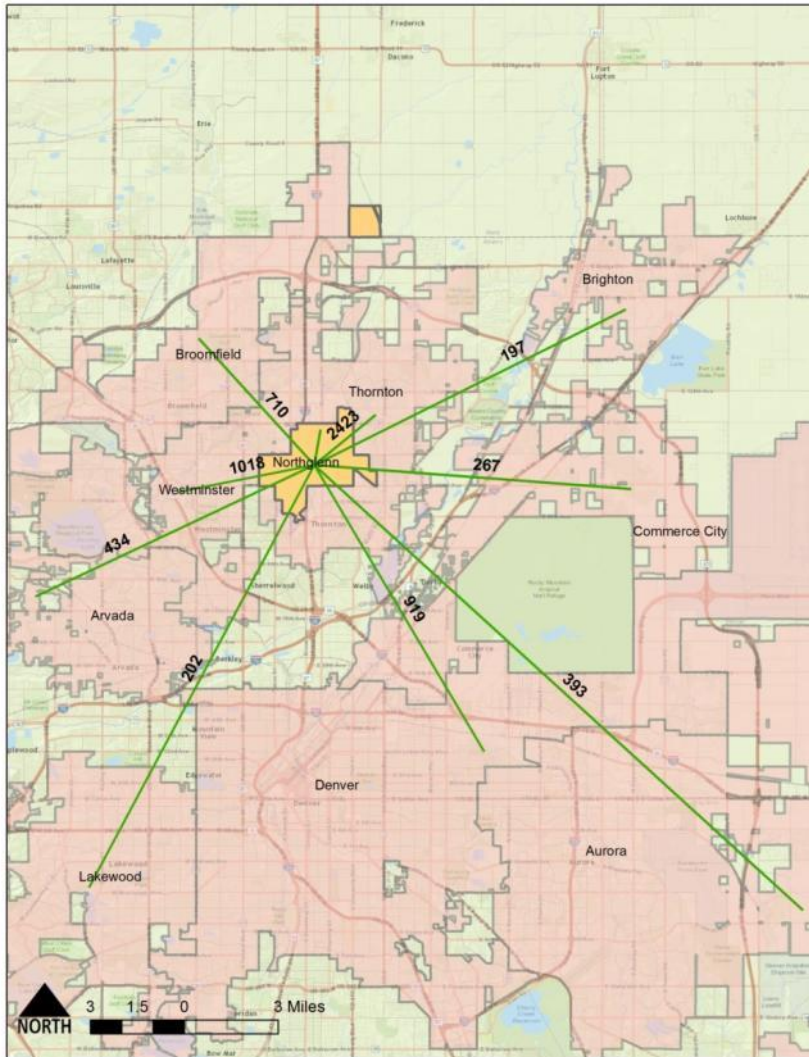
Description	Wage & Salary Employment		2005-2013		
	2005	2013	Total	Ann. #	Ann. %
Agriculture, Forestry, Fishing and Hunting	13	---	---	---	---
Mining, Quarrying, and Oil and Gas Extraction	10	14	4	1	4.3%
Utilities	4	4	0	0	0.0%
Construction	557	412	-144	-18	-3.7%
Manufacturing	606	387	-219	-27	-5.4%
Wholesale Trade	154	194	40	5	2.9%
Retail Trade	1,814	1,668	-146	-18	-1.0%
Transportation and Warehousing	70	115	45	6	6.3%
Information	18	15	-3	0	-2.3%
Finance and insurance	238	224	-13	-2	-0.7%
Real estate and rental leasing	143	143	0	0	0.0%
Professional, Scientific, and Technical Services	254	332	79	10	3.4%
Management of Companies and Enterprises	---	92	---	---	---
Administrative and Support and Waste Manager	348	417	68	9	2.3%
Educational Services	4,603	5,362	759	95	1.9%
Health Care and Social Assistance	736	765	29	4	0.5%
Arts, Entertainment, and Recreation	183	238	55	7	3.3%
Accommodation and Food Services	1,299	991	-308	-39	-3.3%
Other Services (except Public Administration)	349	272	-76	-10	-3.0%
Public Administration	439	433	-6	-1	-0.2%
Unclassified	---	---	---	---	---
Total	11,837	12,078	241	30	0.3%

Source: Economic & Planning Systems

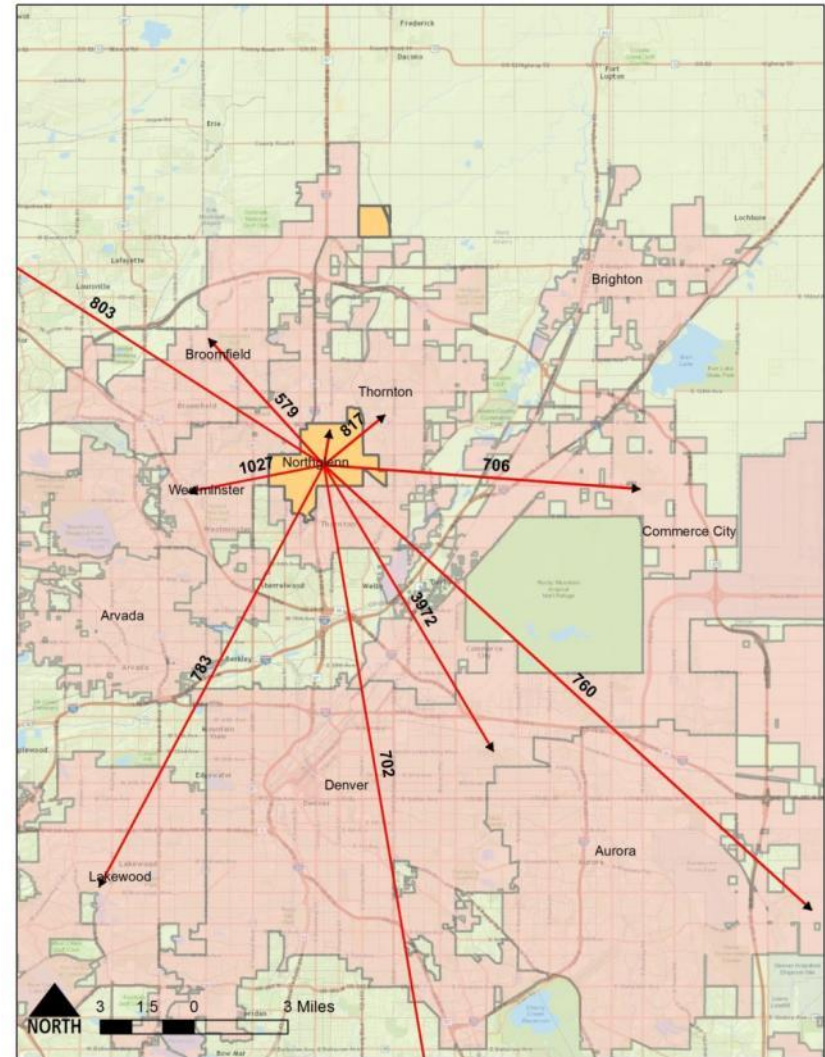
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Commute

Where workers live



Where residents work



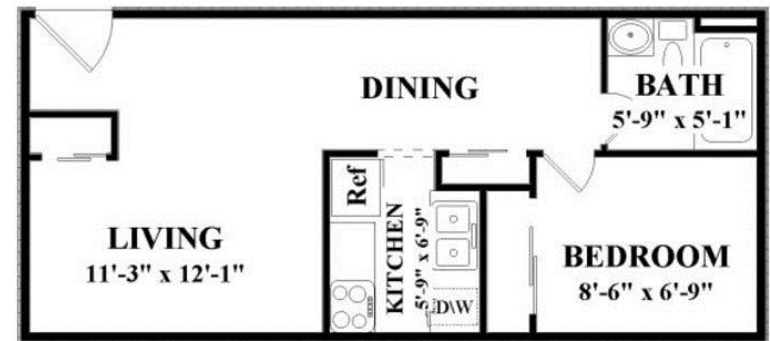
Multifamily Residential Property	Year Built	Total Units
The Village at North Hills	1998	168
Regatta	2000	352
Greens of Northglenn	1997	128
Stone Mountain Apartments	2001	320
Reserve At Northglenn	2001	220
Griffis North Metro	2002	<u>562</u>
		1,750

Source: Economic & Planning Systems

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Example – Thistle Sage (Northglenn)

Address	11801 Washington
Developer	Countryside Asset Management
Year Completed	1972
Building Type	wood-frame
Façade Type	brick
Stories	4
Number of Units	418
Rent/SF	
Studio	\$1.74
460	\$1.74
1 BD	\$1.75
460	\$1.83
550	\$1.77
590	\$1.67
2 BD	\$1.51
690	\$1.77
790	\$1.52
880	\$1.38
910	\$1.35
Parking Ratio	open N/A



Example – Carrick Bend (Northglenn)

Address	11525 Community Center Drive
Developer	Holland Residential
Year Completed	Est. 2015
Building Type	wood-frame
Façade Type	wood siding
Stories	3
Number of Units	228
Rent/SF	
1 B 1 B	\$1.54
700	\$1.66
842	\$1.42
2 B 2 B	\$1.24
1150	\$1.24
3 B 2 B	\$1.41
1241	\$1.41
Parking Ratio	detached parking garages N/A



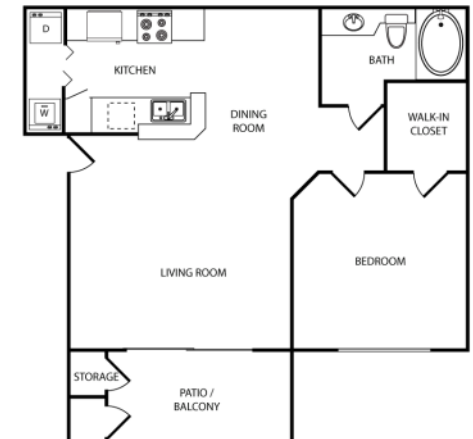
Example - Encore at Highpointe Park (Thornton)

Address	9701 Pearl Street
Developer	Encore Enterprises
Year Completed	2013
Building Type	metal-frame
Façade Type	brick, particle siding
Stories	3
Number of Units	220
<u>Rent/SF</u>	
1 BD	\$1.33
775	\$1.36
825	\$1.30
2 BD	\$1.29
1020	\$1.28
1080	\$1.29
3 BD	\$1.29
1250	\$1.29
Parking	garage, covered, surface, open side
Ratio	2.2:1



Example - Redhawk Ranch (Thornton)

Address	12150 Washington Center Pkwy
Developer	Berkshire Communities
Year Completed	2002
Building Type	wood
Façade Type	stucco-overlay
Stories	3
Number of Units	384
<u>Rent/SF</u>	
1 BD	\$2.13
630	\$2.04
758	\$2.27
856	\$2.07
2 BD	\$1.70
1005	\$1.57
865	\$1.82
1065	\$1.70
3 BD	\$1.59
1091	\$1.59
Parking Ratio	open and covered 0.5:1



Household Median Income for Rent

	Households in Northglenn		"Affordable" Rent
	Number	%	\$/month
Total Households	13,403	13,403	
Less than \$10,000	858	6.4%	\$0 - \$250
\$10,000 to \$14,999	576	4.3%	\$250 - \$370
\$15,000 to \$24,999	1,300	9.7%	\$380 - \$620
\$25,000 to \$34,999	1,515	11.3%	\$630 - \$870
\$35,000 to \$49,999	2,077	15.5%	\$880 - \$1250
\$50,000 to \$74,999	2,748	20.5%	\$1250 - \$1870
\$75,000 to \$99,999	2,077	15.5%	\$1880 - \$2500
\$100,000 to \$149,999	1,729	12.9%	\$2500 - \$3750
\$150,000 to \$199,999	281	2.1%	\$3750 - \$5000
\$200,000 or more	228	1.7%	\$5000 - \$5000+
Median income (dollars)		\$52,886	
Mean income (dollars)		\$61,644	

Source: Economic & Planning Systems

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