

PLANNING & DEVELOPMENT MEMORANDUM
#25-2026

DATE: July 13, 2026

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager *hmg*
Jason Loveland, Deputy City Manager *JL*

FROM: Becky Smith, Director of Planning & Development *BS*

SUBJECT: CR-75 – Section 36 Area Plan – Comprehensive Plan Amendment

PURPOSE

To consider CR-75, a resolution ratifying the Planning Commission's adoption of the Northglenn Section 36 Area Plan as an amendment to the City's Comprehensive Plan, *Looking Up! A Vision for Northglenn's Future*.

BACKGROUND

Section 36 is a one-square-mile property in Weld County that is in the City's municipal jurisdiction, although it is not contiguous with the majority of Northglenn. It is bounded by County Road 2 (East 168th Avenue) on the south, Weld County Road 11 on the west, Weld County Road 13 (Colorado Boulevard) on the east, and the North Metro Fire Rescue District Training Facility access road on the north. The City's Wastewater Treatment Plant is also located within this section.

In April 2023, City Council adopted the City's Comprehensive Plan, *Looking Up! A Vision for Northglenn's Future*. The plan identifies 11 Areas of Focus for additional study to guide the development of specific subarea plans. Using criteria based on benefit to the City, ease of implementation by developers, and overall support and need, Section 36 was selected as the first Area of Focus to receive a subarea plan.

A subarea plan provides a long-range vision for a small geographic area. These plans address vision, goals, and policies and cover land use and transportation. The City's consultant team, Kimley-Horn, was retained to lead the planning process.

City Council received an update on the project at a study session on May 5, 2025, at which time Council expressed a preference for industrial uses and renewable energy over commercial development. The project team incorporated this direction into the plan concepts and conducted community engagement during the summer. A market study was also completed to confirm the feasibility of the proposed development scenarios.

The Planning Commission held a public hearing on Feb. 3, 2026, to consider the Section 36 Area Plan as a Comprehensive Plan amendment. Following the public hearing and a presentation from Kimley-Horn, the Commission adopted the Section 36 Area Plan by Resolution 2026-01, in accordance with the requirements of Unified Development Ordinance (UDO) Section 11-6-8(c)(4)(A), which requires an affirmative vote of not less than two-thirds of the voting members.

Pursuant to UDO Section 11-6-8(c)(3)(A) and Colorado Revised Statutes § 31-23-206 et seq., the Planning Commission's adoption of a Comprehensive Plan amendment must be ratified by City Council. An attested copy of the adopted plan is certified to City Council and filed with the Weld County Clerk and Recorder following approval.

The Section 36 Area Plan – Comprehensive Plan Amendment was presented to City Council at a study session on May 4, 2026, where Kimley-Horn provided an overview of the plan. At its May 11, 2026 meeting, City Council considered CR-75 and voted to remand the Section 36 Area Plan – Comprehensive Plan Amendment back to the Planning Commission with direction to reconsider the inclusion of data centers as a preferred land use in the plan.

In response to Council's direction, staff revised the Section 36 Area Plan to remove data centers from the list of preferred land uses and brought the revised plan back to the Planning Commission. It is important to note that this change would not prohibit data centers from locating in Section 36; rather, removing the use from the preferred land use list signals to the development community that data centers are not an actively encouraged or targeted use for the area. The Planning Commission considered the remand at its June 2, 2026 meeting and voted 4–1 to adopt the revised Section 36 Area Plan as a Comprehensive Plan amendment. Pursuant to UDO Section 11-6-8(c)(3)(A) and Colorado Revised Statutes § 31-23-206 et seq., the Planning Commission's adoption of a Comprehensive Plan amendment must be ratified by City Council.

The Council options regarding the plan include the following:

1. Approve CR-75 to ratify the Planning Commission's adoption of the Section 36 Area Plan – Comprehensive Plan amendment as revised to remove data centers as a preferred land use;
2. Remand the Section 36 Area Plan – Comprehensive Plan Amendment to the Planning Commission with direction to further consider specific items related to the plan;
3. Table the resolution for further review by City Council; or
4. Deny CR-75, which would have the effect of keeping the Section 36 Area Plan intact as adopted by the Planning Commission, but without ratification by the City Council.

BUDGET/TIME IMPLICATIONS

The Section 36 Area Plan contract is \$150,000 and included in the 2026 Budget.

There are no time implications.

STAFF RECOMMENDATION

Staff recommends approval of CR-75.

STAFF REFERENCE

If Council members have any questions, please contact Becky Smith, Director of Planning & Development, at bsmith@northglenn.org or 303.450.8741.

ATTACHMENT

1. Planning Commission Resolution 2026-03

**RESOLUTION 2026-03
NORTHGLENN PLANNING COMMISSION**

**REGARDING AMENDMENT TO THE ADOPTION OF THE NORTHGLENN SECTION 36 AREA
PLAN AS AN AMENDMENT TO LOOKING UP! A VISION FOR NORTHGLENN'S FUTURE –
THE CITY'S COMPREHENSIVE PLAN**

WHEREAS the city of Northglenn adopted Looking Up! A Vision for Northglenn's Future – the City's Comprehensive Plan in April 2024; and

WHEREAS the Planning Commission reviewed the Northglenn Section 36 Area Plan and determined that it is in the public interest that the plan be adopted as an amendment to Looking Up! A Vision for Northglenn's Future – the City's Comprehensive Plan for purpose of guiding new development proposed on this site.

WHEREAS the Planning Commission adopted the "Northglenn Section 36 Area Plan" as an amendment to "Looking Up! A Vision for Northglenn's Future" the City's Comprehensive Plan in accordance with Section 11-6-8-(c)(4)(A) of the Municipal Code of the City of Northglenn in February 2026;

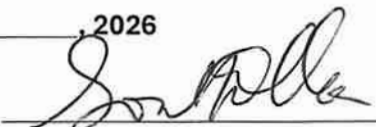
WHEREAS the City Council proposed an amendment to the "Northglenn Section 36 Area Plan" as adopted, attached hereto, being Exhibit A to this resolution.

NOW, THEREFORE BE IS RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF NORTHGLENN, COLORADO, THAT:

The Planning Commission of the City of Northglenn hereby adopts the amendment to the "Northglenn Section 36 Area Plan" in accordance with Section 11-6-8-(c)(4)(A) of the Northglenn Municipal Code of the city of Northglenn; and

BE IT FURTHER RESOLVED that the Chairman and Secretary of the Planning Commission shall sign said Exhibit A which shall then be certified to the City Council for its approval.

DATED this 2nd day of June, 2026



Sonia Di Carlo
Planning Commission Chair

ATTEST:



Collette Cook

Secretary

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

RESOLUTION NO.

No. CR-75
Series of 2026

Series of 2026

A RESOLUTION RATIFYING THE ADOPTION BY THE CITY OF NORTHGLENN PLANNING COMMISSION OF THE *NORTHGLENN SECTION 36 AREA PLAN* AS AN AMENDMENT TO *LOOKING UP! A VISION FOR NORTHGLENN'S FUTURE*, THE CITY OF NORTHGLENN'S COMPREHENSIVE PLAN

WHEREAS, the City of Northglenn is a home rule municipal corporation organized under and pursuant to Article XX of the Colorado Constitution and the City of Northglenn Home Rule Charter;

WHEREAS, by virtue of such authority, and as further authorized by State statutes including but not limited to C.R.S. § 31-23-206 *et seq.* and Section 11-6-8(c)(3)(A) of the Northglenn Municipal Code, the City has authority to make and adopt a comprehensive plan for the physical development of the municipality;

WHEREAS, the City of Northglenn adopted *Looking Up! A Vision for Northglenn's Future*, the City's Comprehensive Plan in April 2024;

WHEREAS, the Plan prioritizes 11 Areas of Focus for additional study to guide the City in developing specific neighborhood or subarea plans for each area;

WHEREAS, Section 36 was chosen as the first Area of Focus to conduct a subarea plan;

WHEREAS, the City hired consultant team, Kimley-Horn, to support the creation of the *Northglenn Section 36 Area Plan*, that aims to be a detailed, localized planning document that focuses on the area and addresses its unique needs, challenges, and opportunities;

WHEREAS, the Planning Commission conducted a public hearing on the *Northglenn Section 36 Area Plan* on February 3, 2026, and following said hearing, the Commission adopted the Plan as an amendment to *Looking Up! A Vision for Northglenn's Future*, the City's Comprehensive Plan, by Resolution No. 2026-01;

WHEREAS, on May 11, 2026, following review of the proposed amendment, the City Council voted to remand the *Northglenn Section 36 Area Plan* to the Planning Commission for reconsideration of the inclusion of data centers as a preferred land use within the Plan;

WHEREAS, in response to the City Council's direction, the Planning Commission reconsidered the proposed amendment at a public hearing held on June 2, 2026, and adopted a revised *Northglenn Section 36 Area Plan* removing data centers from the list of preferred land uses while otherwise reaffirming the Plan as an amendment to *Looking Up! A Vision for Northglenn's Future*, the City's Comprehensive Plan, by Resolution No. 2026-03; and

WHEREAS, the City Council has reviewed the revised *Northglenn Section 36 Area Plan* and has determined that ratification of the Planning Commission's action is in the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The City Council hereby ratifies the adoption by the City of Northglenn Planning Commission of the revised *Northglenn Section 36 Area Plan*, attached hereto as **Exhibit 1**, as an amendment to *Looking Up! A Vision for Northglenn's Future*, the City's Comprehensive Plan, in accordance with Section 11-6-8(4)(A) of the Municipal Code of the City of Northglenn.

Section 2. The City Manager is directed to cause an attested copy of the attached *Northglenn Section 36 Area Plan* to be filed with the office of the Weld County Clerk and Recorder in accordance with C.R.S. § 31-23-208.

DATED, at Northglenn, Colorado, this _____ day of _____, 2026.

SHANNON LUKEMAN-HIROMASA
Mayor Pro Tem

ATTEST:

JOHANNA SMALL, MMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

Northglenn

Section 36 Area Plan

Acknowledgments

CITY COUNCIL

- Mayor Meredith Leighty
- Mayor Pro Tem Shannon Lukeman-Hiromasa – Ward 4
- Megan Burns – Ward 1
- Madison Leighty – Ward 1
- Joshua Sievers – Ward 2
- Adam Nowicki – Ward 2
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- Richard Kondo – Ward 3
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- Heather Geyer – City Manager
- Jason Loveland – Deputy City Manager
- Allison Moeding – Economic Development Director
- Becky Smith, AICP – Planning and Development Department Director
- Eden Teklemariam – Planner II
- Collette Cook – Planner I
- Brook Svoboda – *Former Planning and Development Department Director*
- Eric Ensey, AICP – *Former Senior Planner*

CONSULTANT TEAM – KIMLEY-HORN

- Meaghan McGee, P.E., LEED AP – Principal-In-Charge
- Blake Young, AICP – Project Manager
- Ines Galmiche, AICP – Deputy Project Manager
- Jessica Rossi, AICP – Market Analysis Lead
- Curtis Rowe, PE - Transportation Lead
- Amanda Aiello – Graphic Design Lead

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Chapter 1. Introduction

An Area Plan is a detailed, localized planning document that focuses on a specific geographic area within a city. It is designed to address the unique needs, challenges, and opportunities of that area, often in alignment with the broader goals of the City’s comprehensive plan. **The purpose of an Area Plan is to guide development, land use, transportation, infrastructure, and community services in a way that enhances the quality of life for residents and supports sustainable growth.** By focusing on a smaller area, these plans can offer more tailored solutions and promote community engagement, ensuring that local voices are heard and incorporated into the planning process.

GUIDE FOR FUTURE DEVELOPMENT AND CAPITAL IMPROVEMENT NEEDS

UNIQUE NEEDS

CHALLENGES

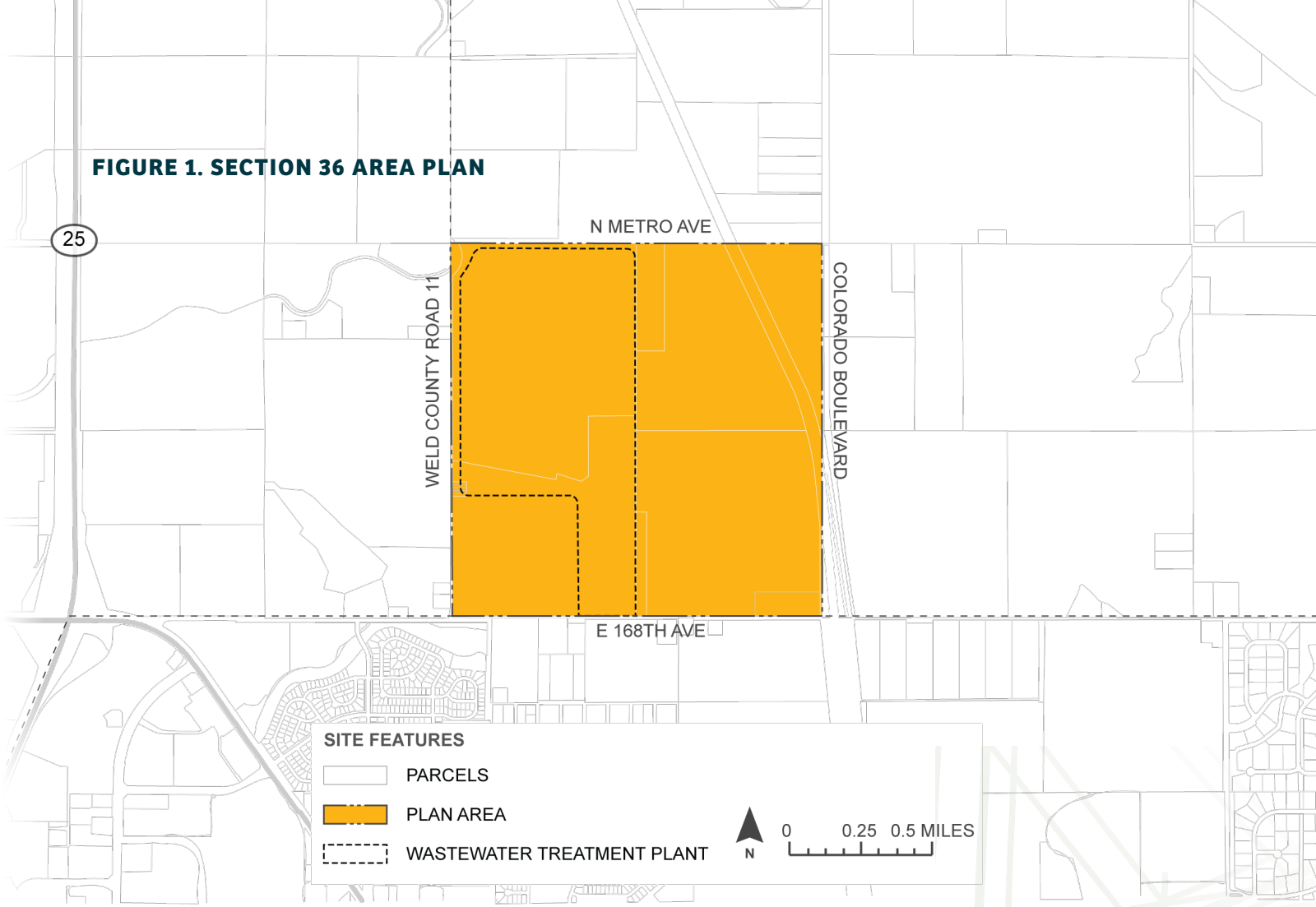
OPPORTUNITIES

In 2023, the City of Northglenn adopted the *Looking Up! A Vision for Northglenn’s Future* Comprehensive Plan. The Comprehensive Plan provides a blueprint for future growth, land use, and development in Northglenn, serving as the foundation for local planning within the Section 36 Area Plan. As the city reaches its full build-out capacity, the Comprehensive Plan identifies several “areas of focus” to develop future land use recommendations, with the intention of redeveloping existing properties. Section 36 was established as the top priority for the City, with a recommendation for industrial and commercial development.

Prioritization took into account the beneficial impact the area could have on the city, the ease with which the plan could be implemented or utilized to guide developers, and overall community backing and need.”

- *Looking Up! A Vision for Northglenn’s Future*

In this document, “City” refers to the municipal government as an organization, while “city” refers to the physical geographic area within its boundaries.

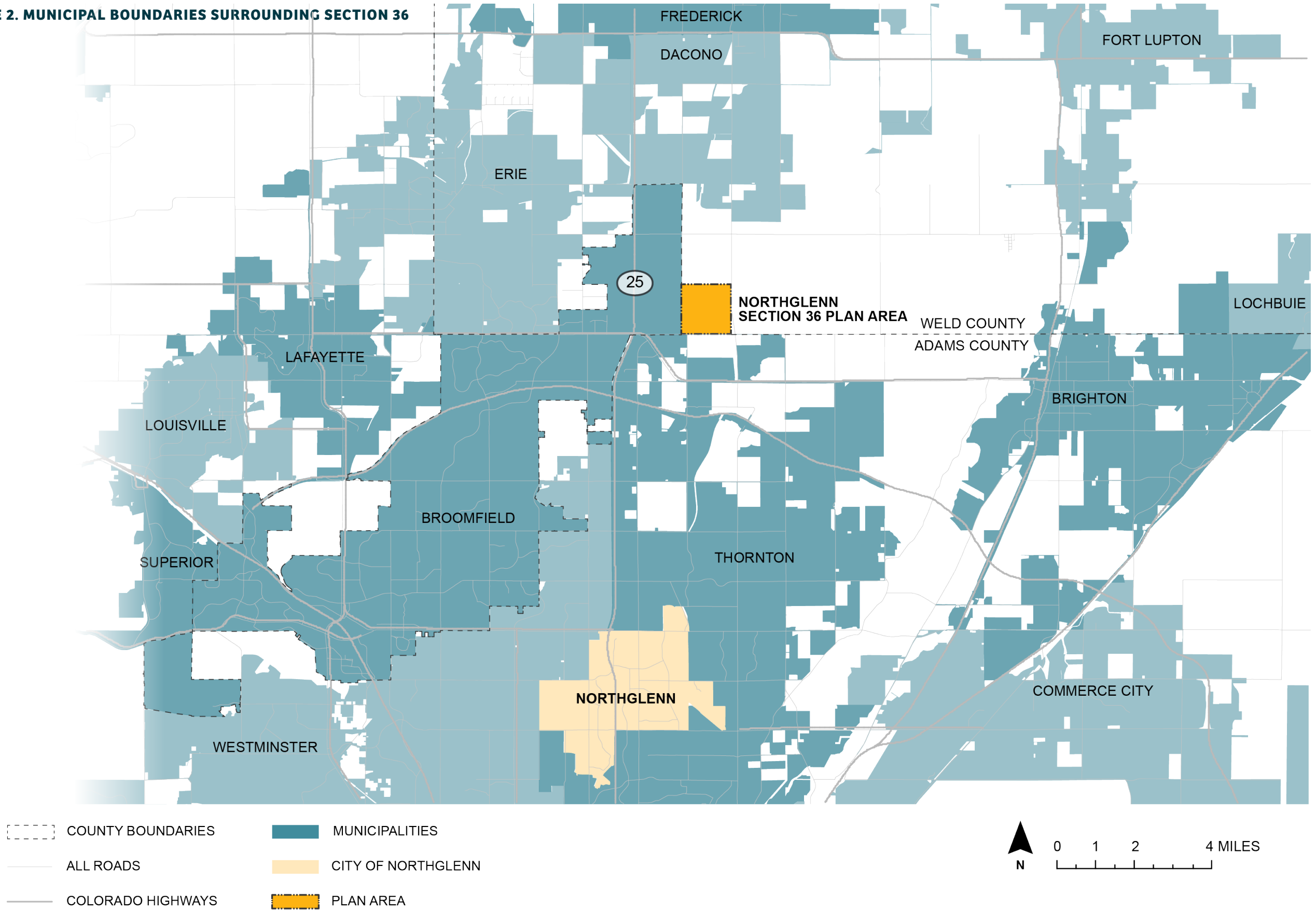


The Planning Area

The Section 36 Planning Area was annexed to Northglenn in 1989 and is located approximately 5.5 miles north of Northglenn proper. While the Planning Area itself is within the city of Northglenn, the site is surrounded by adjacent municipalities: the City and County of Broomfield, City of Thornton, and unincorporated Adams and Weld Counties.

Northglenn is primarily considered a bedroom community, where the majority of its residents commute to nearby cities for employment. This poses various long-term challenges for the city’s sustainability regarding infrastructure, economic diversity, and community amenities. The Planning Area represents some of the city’s last remaining vacant land.

FIGURE 2. MUNICIPAL BOUNDARIES SURROUNDING SECTION 36



The Planning Process

The Section 36 planning process began with an analysis of existing conditions, setting the baseline for opportunities and constraints within the Planning Area. This analysis highlights the current land use, utilities, environmental factors, market analysis, and transportation elements that may impact future development. Following the existing conditions analysis, the project team conducted various outreach efforts, including stakeholder interviews and community engagement events, to establish a vision for the site's future and receive feedback on future growth opportunities.

During outreach, many community members shared that they were unaware Section 36 existed or didn't realize it was part of Northglenn. To address this gap, accessible engagement strategies and an online survey were an important part of this process. In addition to community touchpoints, the City conducted a series of stakeholder interviews across multiple jurisdictions to ensure regional alignment.

Regular updates and discussions with the following stakeholders and decision makers helped guide the vision and maintain transparency throughout the process:

- ◆ Property owners
- ◆ Adjacent jurisdictions
- ◆ Service and utility providers
- ◆ Emergency services
- ◆ Prospective developers
- ◆ Planning Commission
- ◆ City Council

The planning process was unique as the Planning Area is adjacent to multiple jurisdictions, disconnected from Northglenn proper, and includes the city's Wastewater Treatment Plant (WWTP). After establishing the Area Plan's future vision and goals, the planning team developed two alternative scenarios to implement various aspects of the planning vision. These scenarios were used to gather additional feedback from stakeholders and elected/appointed officials. The review process facilitated discussions on the viability, benefits, and detriments of various land uses.

Once a preferred land use scenario was established, the planning team attended community events throughout the city. This created an opportunity to educate residents and visitors on the Section 36 planning process, while also gathering feedback on the preferred land use scenario.

A Focus on Implementation

The Section 36 Area Plan is well-positioned to capitalize on its ideal location, a clean slate canvas of development opportunities, and consolidated land ownership. A successful planning initiative starts with a focus on implementation, paired with a clear vision for future growth. The Section 36 Area Plan outlines implementation strategies that guide development and bring the plan's vision and goals to life. The implementation strategies are intended to be market feasible, attainable, and practical.



Planning Context

Existing Plan and Studies

The Area Plan aligns with the City of Northglenn’s established planning initiatives. No amendments to those plans are required to implement this Area Plan. These adopted plans include:

2019-2023 Strategic Plan

2023 Looking Up! Comprehensive Plan

2025-2029 Strategic Plan

Previously approved and entitled development plans within the project boundaries are not affected by this Area Plan.

Other Ongoing Planning Efforts

Section 36 is surrounded by other jurisdictions with their own adopted planning initiatives. This Area Plan does not require amendments to those plans, and each plan was reviewed for consistency with Section 36. Listed below are planning initiatives that were considered as part of the Section 36 Area Plan planning process:

★ City of Thornton 2022 Thornton Transportation and Mobility Master Plan

- The City plans to widen East 168th Avenue (on the southern edge of the Plan Area) to accommodate two additional travel lanes with bike lanes.
- The Thornton 2050 Transit Vision identifies a microtransit area of focus along and surrounding E 168th Avenue to improve “the utility of transit as a viable option to connect homes, services, and jobs within Thornton and the region.”
- E 168th Avenue is identified as a “Proposed High Stress Bike Lane;” however, a protected bike lane is proposed as a mitigation solution.

★ City and County of Broomfield Comprehensive Plan 2016 Update

- Land west of Weld County Road 11 is designated Mixed-Use Commercial, with some Open Lands. This area is also marked under “Areas of Change (Vacant or Underutilized)” to identify susceptibility to change.



Northglenn is an inclusive, welcoming community that has a unique character as a small city nestled among a bustling metropolitan region. We are an economically sound city that supports residents by offering a safe place to live, work, and play. We celebrate the diversity of neighbors and act as stewards to our environment to achieve a resilient and equitable present and future.”

- Looking Up! A Vision for Northglenn’s Future

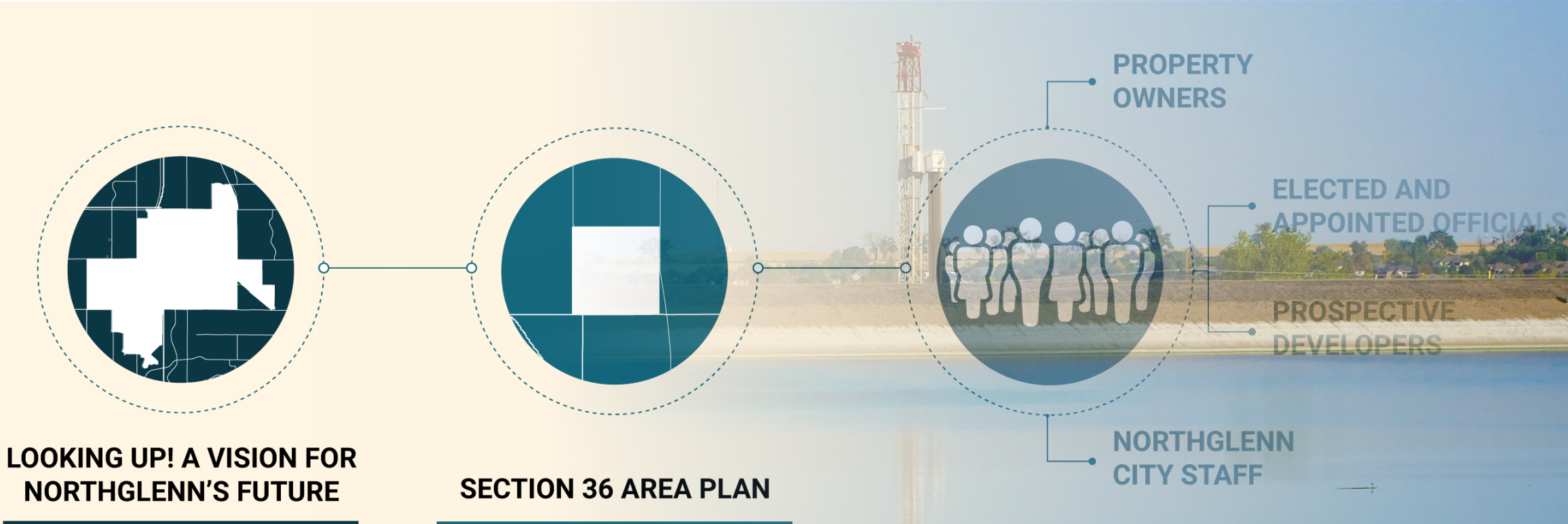


How to Use This Plan

The Section 36 Area Plan presents a clear vision, strategic recommendations, and actionable steps for guiding future development within the planning area. The plan introduces a flexible yet consistent land-use framework that aligns with neighboring uses, offering clarity and direction for upcoming projects. Through a comprehensive and integrated approach, the plan combines an array of strategies designed to enhance the area’s resilience and long-term vitality.

The City’s vision is a collaborative effort that brings together residents of Northglenn, neighboring jurisdictions, relevant local and state agencies, and property owners to ensure that all voices are heard and represented in the planning process. The goals and strategies outlined in the plan provide direction to inform day-to-day decision-making related to land use, private development, and partnerships. The plan is designed to provide the flexibility necessary to respond to unforeseen challenges and market fluctuations that may arise.

The land use scenarios depicted in this plan are a reflection of the existing conditions, market analysis, stakeholder input and community engagement process. The plan is intended to inform future zoning decisions, however, further study on zoning regulations and requirements will be needed.



Chapter 2. Existing Conditions

This chapter provides an overview of the current state of the Section 36 area, including land use and existing developments, utilities and services, environmental factors, market conditions, and historical site context. Each of these components provided the foundation for the vision, goals, and future recommendations throughout the area. The full market analysis is available in **Appendix A**.



Land Use and Existing Developments

The Plan Area currently hosts Northglenn’s WWTP, the North Metro Fire training facility, hydraulic fracturing operations, and residential and agricultural uses. The surrounding areas are primarily identified as agricultural and low-density residential. **Figure 3** establishes the Area Plan’s existing land uses.

Adjacent to these areas, future development envisions mixed-use commercial and transit-oriented development (TOD), single-family and estate housing, and open spaces.

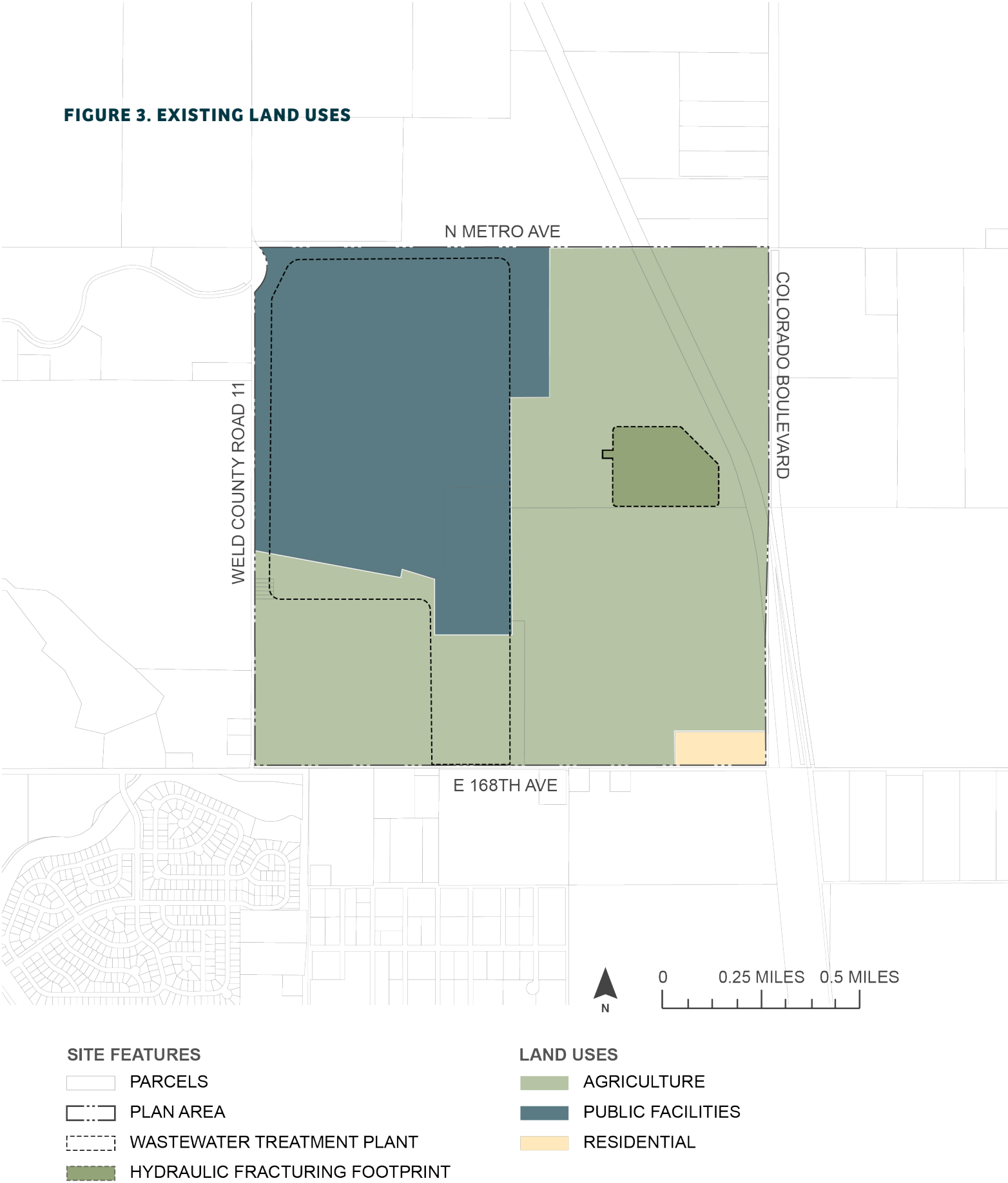
A railroad corridor right-of-way bifurcates the northeastern portion of the Area Plan, limiting access to the site from Colorado Boulevard land. This also leaves a segment of the Area Plan disconnected from the western portion. Coordination with the Regional Transportation District (RTD) will be a key component of future redevelopment options.

Key Takeaways:

Existing developments limit the variety of future land uses possible in the Area Plan.

- ◆ Anadarko Petroleum’s hydraulic fracturing operations run through approximately 2044. Afterwards, the site will need to undergo environmental assessments, remediation, regulatory approvals, and restoration. Current and post-operation setbacks are in place to ensure safety and compliance.
- ◆ Future land use preferences are for light industrial uses, particularly small industrial condominiums between 3,000 and 5,000 square feet. The site is not ideal for large industrial uses due to infrastructure limitations and proximity to residential neighborhoods.
- ◆ Food and beverage-related businesses are not permitted due to the proximity to the WWTP.

FIGURE 3. EXISTING LAND USES





Utilities and Services

The site has access to utilities and services. United Power supplies power. Natural gas is supplied by Xcel Energy. Xfinity, Quantum Fiber, CenturyLink, Verizon 5G, T-Mobile 5G, Starlink, and Viasat all offer service in the area.

Water service to the Plan Area is provided by Todd Creek Village Metropolitan District (Todd Creek). Future development within Section 36 will require coordination with Todd Creek for water service provision. All associated costs for service connections and infrastructure will be the developer's responsibility and must be arranged directly with Todd Creek. Additionally, the City will need to extend the municipal water line from Weld County Road 13 onto the property to ensure adequate service capacity for planned development.

The on-site WWTP treats an average of 3.5 million gallons of wastewater daily. The facility complies with the Clean Water Act and undergoes approximately 10,000 tests per year as wastewater travels through the stages of treatment and discharge, ensuring continued compliance. The City plans to invest \$60 million over through 2030 for improvements at the WWTP, pending bonding approvals. The investments will improve efficiency, storage methods, chemical treatment, transport, and more, all of which help minimize odors.

For emergency services, the Northglenn Police Department (NPD) serves this area. However, due to the distance between Northglenn proper and the Area Plan, NPD would need to partner with law enforcement of adjacent jurisdictions to provide adequate response times. North Metro Fire Rescue District provides fire protection and emergency medical services for the Area Plan. The nearest fire stations are Thornton Fire Station #7 (approximately 1.3 miles south) and North Metro Fire & Rescue Station 66 (approximately 5 miles southwest). The on-site North Metro Fire Training Center is a training facility and does not provide any emergency response.

Key Takeaways:

- ◆ Emergency services typically require a response time of 6 to 10 minutes. The Area Plan's location in relation to the nearest fire and police stations heavily impacts the response time. These high-priority land uses for fire response are currently discouraged:
 - Hospitals and medical facilities
 - Schools and daycares
 - Senior living and assisted care facilities
 - High-density residential
 - Heavy industrial and manufacturing sites, particularly those with hazardous materials or machinery, or with the risk of explosions or chemical fires
 - Commercial centers and big box retail
 - Oil and gas operations
- ◆ Energy demands for future development vary widely. Light industrial uses generally require under 10 megawatts (MW) and would go through United Power's design process. Uses exceeding 30 MW are considered larger loads and would require additional studies. United Power recommends early coordination to discuss grid capacity as service feasibility depends on timing, load specifics, and infrastructure planning.
- ◆ United Power is currently experiencing high demand for solar fields to support the energy grid, and interested parties must participate in a bidding process.

Civil Engineering Recommendations:

- ◆ Prospective developers should complete the following studies in partnership with the City. These efforts will provide critical data to inform infrastructure planning and ensure feasibility.
- ◆ **Phase I Environmental Report:** Conduct a Phase I Environmental Report to identify on-site wetland features and determine any remediation requirements.
- ◆ **Geotechnical Report:** Complete a Geotechnical Report to analyze soil conditions, assess potential remediation needs, and establish groundwater elevations. This information will support development feasibility and design considerations.
- ◆ **ALTA Survey:** Perform an ALTA Survey to confirm property boundaries, easements, and existing improvements, ensuring accurate site planning and compliance.
- ◆ **Preliminary Traffic Study:** Undertake a traffic study, including counts at major intersections, to evaluate anticipated traffic impacts and identify necessary right-of-way improvements.
- ◆ **Existing Utility Capacity Study for Sanitary Sewer and Water:** Conduct a civil engineering study to assess existing utility capacity for sanitary sewer and water. Extend municipal water service from Weld County Road 13 and complete a broader network analysis to confirm pressure, capacity, and fire flow requirements for future development.



Environmental Factors

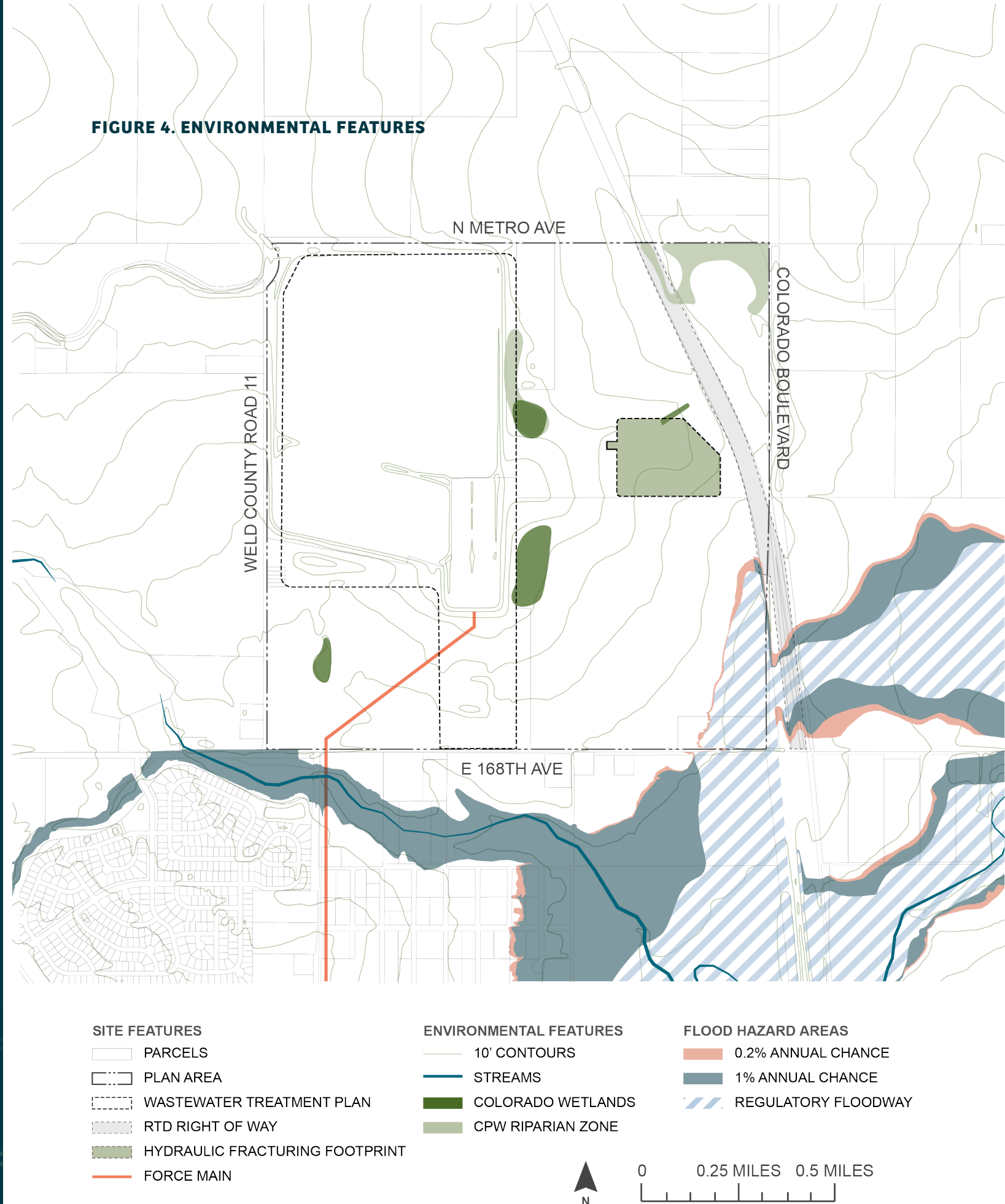
Figure 4 illustrates existing environmental features in the Area Plan. The Area Plan features seasonal vegetation, riparian habitats, and well-drained soils that are suitable for various developments. However, parts of the site, particularly the southeast, are vulnerable to flooding and contain sensitive habitats that may require mitigation measures. The area is situated in a semi-arid climate, relies on groundwater from the South Platte River Basin, and faces low to moderate fire risk, all of which necessitate careful planning for future development.

The Area Plan encompasses low- to moderate-intensity fire lands, as identified by the Colorado State Forest Service (CSFS), necessitating a methodical approach to development to prevent exacerbating fire risk.

Key Takeaways:

- ◆ Flood events, insurance costs, and regulatory requirements may impact development within flood zones. The Regulatory Floodway Zone may require extensive permitting and mitigation.
- ◆ Future developments should incorporate a comprehensive stormwater management strategy to mitigate flooding risks, protect water quality, and comply with regulatory requirements. Facilities such as detention or retention basins, storm sewers, and green infrastructure (e.g., bioswales, permeable surfaces, etc.) should be designed to handle runoff from impervious surfaces while preserving riparian habitats and minimizing ecological impacts. These systems must account for seasonal precipitation patterns, semi-arid conditions, and sensitive areas in the southeast portion of the site to prevent erosion and habitat degradation.
- ◆ Site design should consider emergency access routes and utility corridors to ensure they are not compromised during flood events.
- ◆ A riparian habitat is located at the center of the site. This area is considered ecologically significant for supporting biodiversity and providing natural flood mitigation and water filtration. Development in or near the sensitive habitat may require wetland delineation studies, permitting through the US Army Corps of Engineers, and/or mitigation plans to offset ecological impacts.
- ◆ Light industrial projects should consider implementing buffer zones, effective stormwater management strategies, and habitat preservation measures.

FIGURE 4. ENVIRONMENTAL FEATURES





Settlement and Intergovernmental Agreement

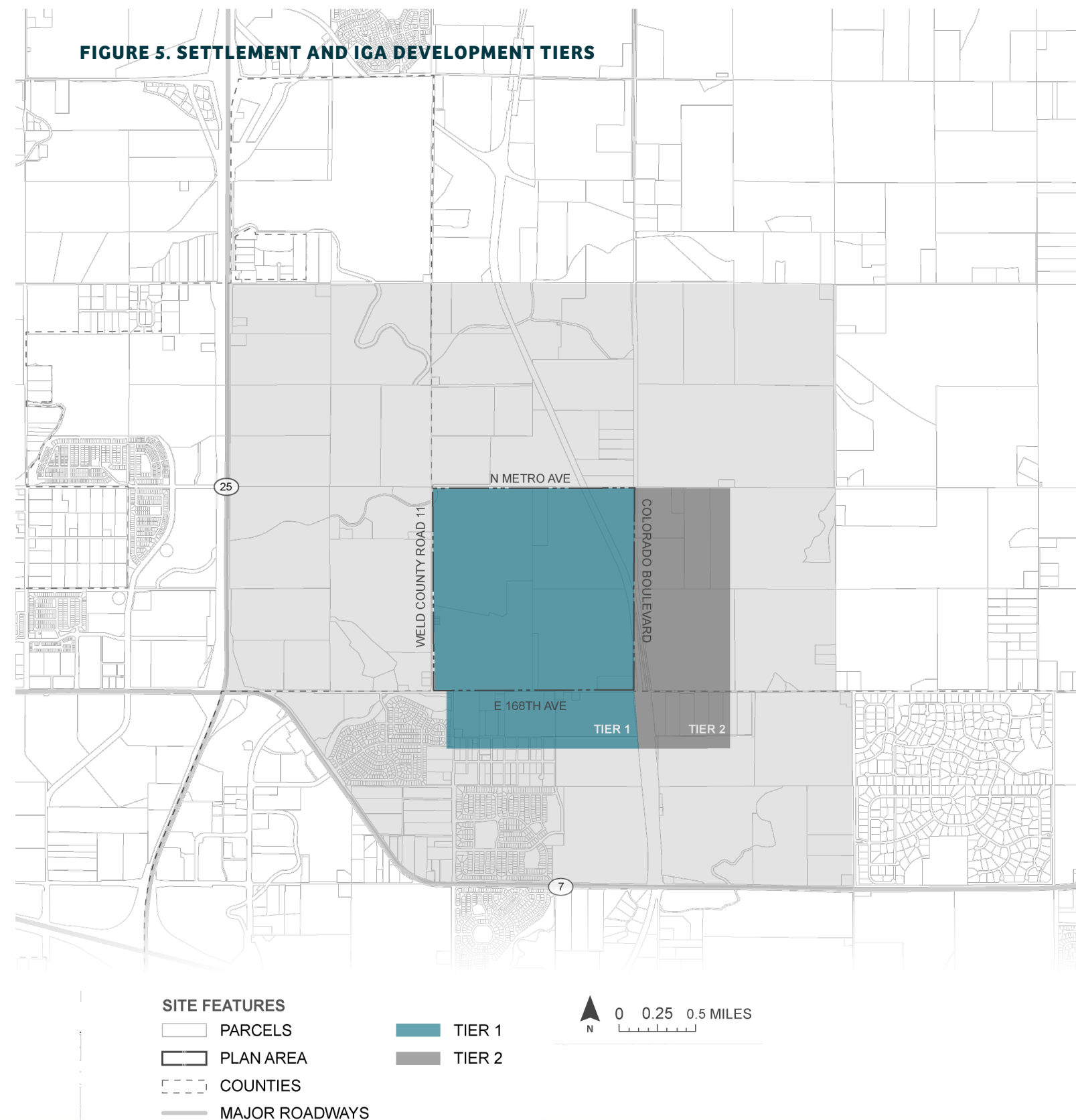
In the 1992 Settlement and Intergovernmental Agreement (IGA) between the cities of Northglenn and Thornton, strict limitations were placed on land uses in Section 36, including a prohibition on most residential development and a cap on density in designated areas. **Figure 5** illustrates the land use restrictions by tiers.

For residential uses, this includes the prohibition of “future residential development entirely, except that associated with farm operations or that authorized by county zoning as of the date of [the] agreement, in that area designated as Tier I on Exhibit 9. Thornton agrees to limit future residential development to a maximum of one dwelling unit per acre for that area designated as Tier II on Exhibit 9. Thornton agrees to limit future residential development in the Weld County portion of the development corridor to a maximum of one dwelling unit per acre. Thornton agrees to limit future residential development in the Adams County portion of the development corridor, except for those portions of Tier I and Tier II in Adams County on Exhibit 9, to a maximum of six dwelling units per acre.” (Page 5 of 7 of the 1992 Settlement Agreement)

Key Takeaways:

- ◆ Per the Settlement and Intergovernmental Agreement, the following land uses are not permitted:
 - Beef and hog feedlots; wholesale livestock sales establishments.
 - Mining, milling, or ore preparation of metallic or nonmetallic ores or coal.
 - Meat packing or dressing plants, pet food manufacturing plants, manufacturing or recycling of animal or marine fats and oils, and leather tanning or finishing.
 - Papermills.
 - Manufacturing of industrial organic or inorganic chemicals, agricultural chemicals, or miscellaneous chemicals; wholesale chemical sale and distribution facilities.
 - Refining of petroleum or coal products; petroleum gas production or distribution facilities.
 - Manufacture of asbestos products.
 - Blast furnaces, steel works, steel rolling and finishing mills; iron and steel foundries; primary and secondary smelting and refining of nonferrous materials; nonferrous foundries.
 - Manufacture of firearm ammunition.
 - Railroad switching yards or terminal facilities.
 - Sanitary services facilities.
 - Scrap and waste materials storage or processing facilities.
 - Correctional institutions.
- ◆ Negotiations with the City of Thornton and other relevant stakeholders may be needed to amend the terms of the land use limitations.

FIGURE 5. SETTLEMENT AND IGA DEVELOPMENT TIERS





Oil and Gas

Anadarko Petroleum owns land in the northeast corner of the Area Plan for hydraulic fracturing. The activity is permitted for a 25- to 30-year extraction schedule starting in 2024. Once the activity is completed, the land will need to follow steps to ensure safety, compliance with regulations, and proper land use. **Figure 6** illustrates the activity area and the required surrounding setbacks for development while the area is active.

Key Takeaways:

- ◆ Site remediation may include:
 - Environmental assessments to identify the remaining contaminants and hazards.
 - Remediation to restore the site to a safe condition. This could consist of soil remediation, removal of equipment, and addressing any residual pollutants.
 - Permits and approvals from local, state, and federal agencies to ensure compliance with environmental regulations and land use zoning.
 - Capping and sealing of the well in accordance with regulatory standards to prevent any future leaks or environmental hazards.
 - Restoration of the site to its natural state or preparation for new development. This may include landscaping, grading, and planting vegetation to stabilize the soil.
- ◆ Setback requirements:
 - Colorado Oil and Gas Conservation Commission (COGCC) Rule 604A:
 - Must be 150 feet from property line.
 - Minimum 200-foot buffer from any building: Well will be located not less than 200 feet from buildings, public roads, above-ground utility lines, or railroads.
 - 2,000 feet from residential/high occupancy.
 - Weld County Code Section 23-4-700:
 - Minimum 250-foot setback for all structures.
 - Northglenn Municipal Code Chapter 11 Article 11-56:
 - Deference to COGCC Rules (State)
 - Considers 15,000 square feet of warehousing space = to 1 residential unit, requiring further setback.
 - "A dwelling unit is equal to one (1) building unit; every guest room in a hotel/motel is equal to one (1) building unit; and every five thousand (5,000) square feet of building floor area in commercial facilities, and every fifteen thousand (15,000) square feet of building floor area in warehouses, or other similar storage facilities, is equal to one (1) building unit ." - Northglenn Municipal Code § 11-56-11

FIGURE 6. HYDRAULIC FRACTURING AREA AND SETBACKS



Chapter 3. Community Engagement

Community engagement is an important part of any planning effort to gather initial thoughts, receive feedback on draft materials, and build community buy-in. As part of this effort, community engagement also involved outreach to adjacent municipalities and stakeholders, including United Power, North Metro Fire Rescue District, and Upstate Colorado.

Community Events

During the summer of 2025, the project team attended the City of Northglenn’s Neighborhood Nights events. These events took place in local parks and were intended to engage community members with City staff, City Council, and other community members. Each event hosted games, live music, an outdoor movie, and food trucks. Community members were encouraged to bring blankets and chairs to enjoy an evening with friends, neighbors, and other community members while listening to live music and learning about current City affairs, including the Section 36 project.

At the project booth, community members had the opportunity to learn about the project and provide thoughts and feedback on the preferred land use map.

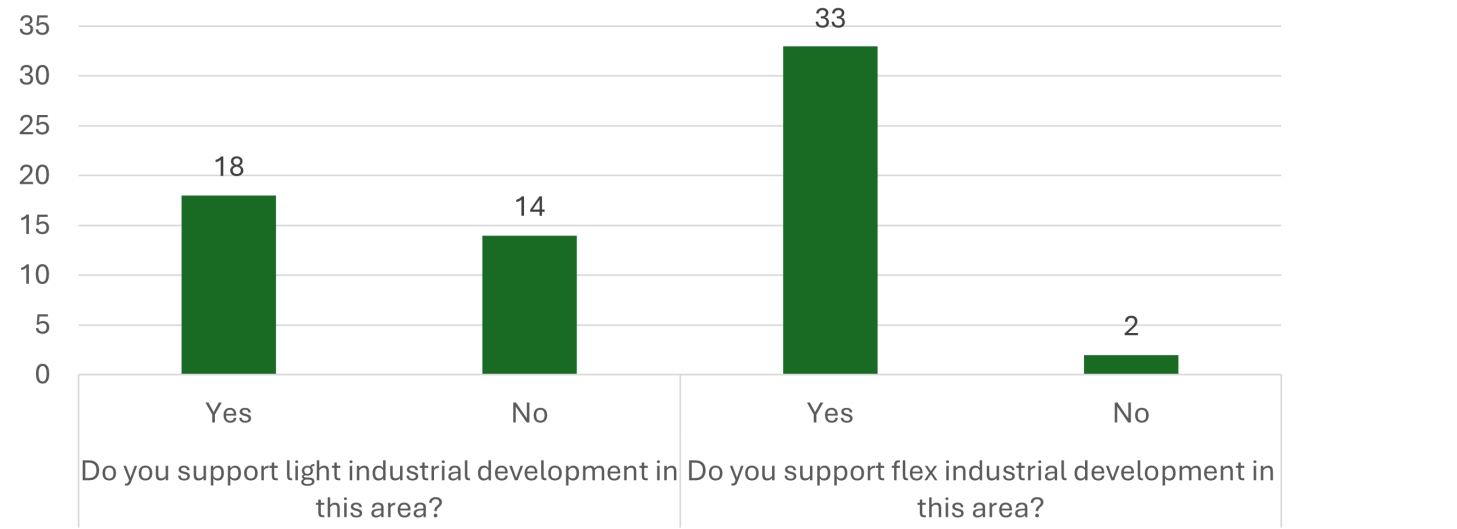


Community Survey

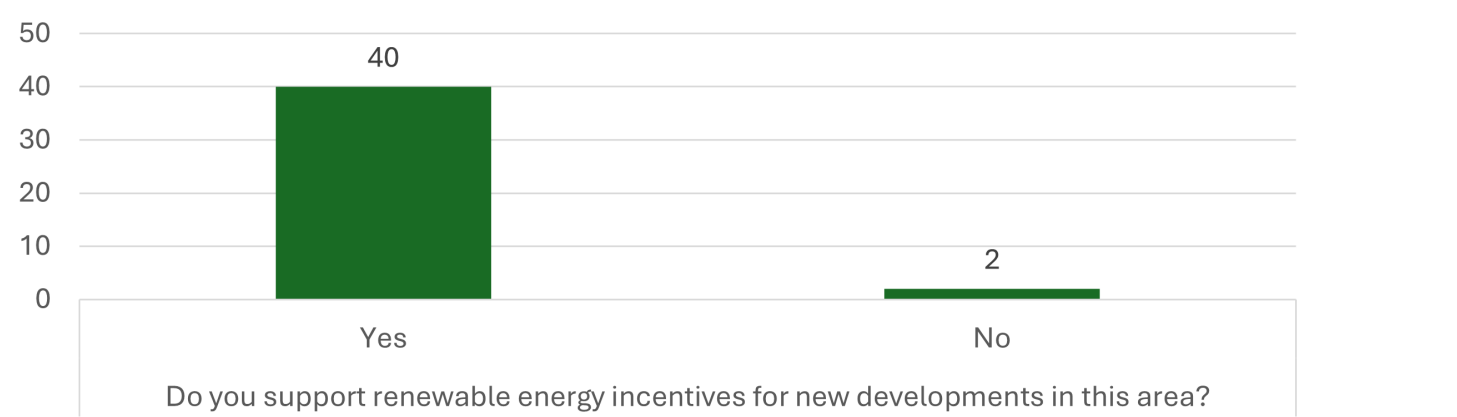
A community survey was available for public feedback on land uses between July 26 and September 5, 2025. A total of 18 surveys were submitted online and in print at the community events.

Key Engagement Feedback

Feedback revealed strong and nearly unanimous support for flex industrial uses. Opinions on light industrial development were more divided, with support split roughly in half.



There was support for incorporating renewable energy incentives into future developments across the area from residents, a topic frequently discussed with members of the Planning Commission, City Council, and stakeholders. Direct feedback highlighted interest in wind turbines and solar energy, as well as ideas such as solar-covered parking lots.



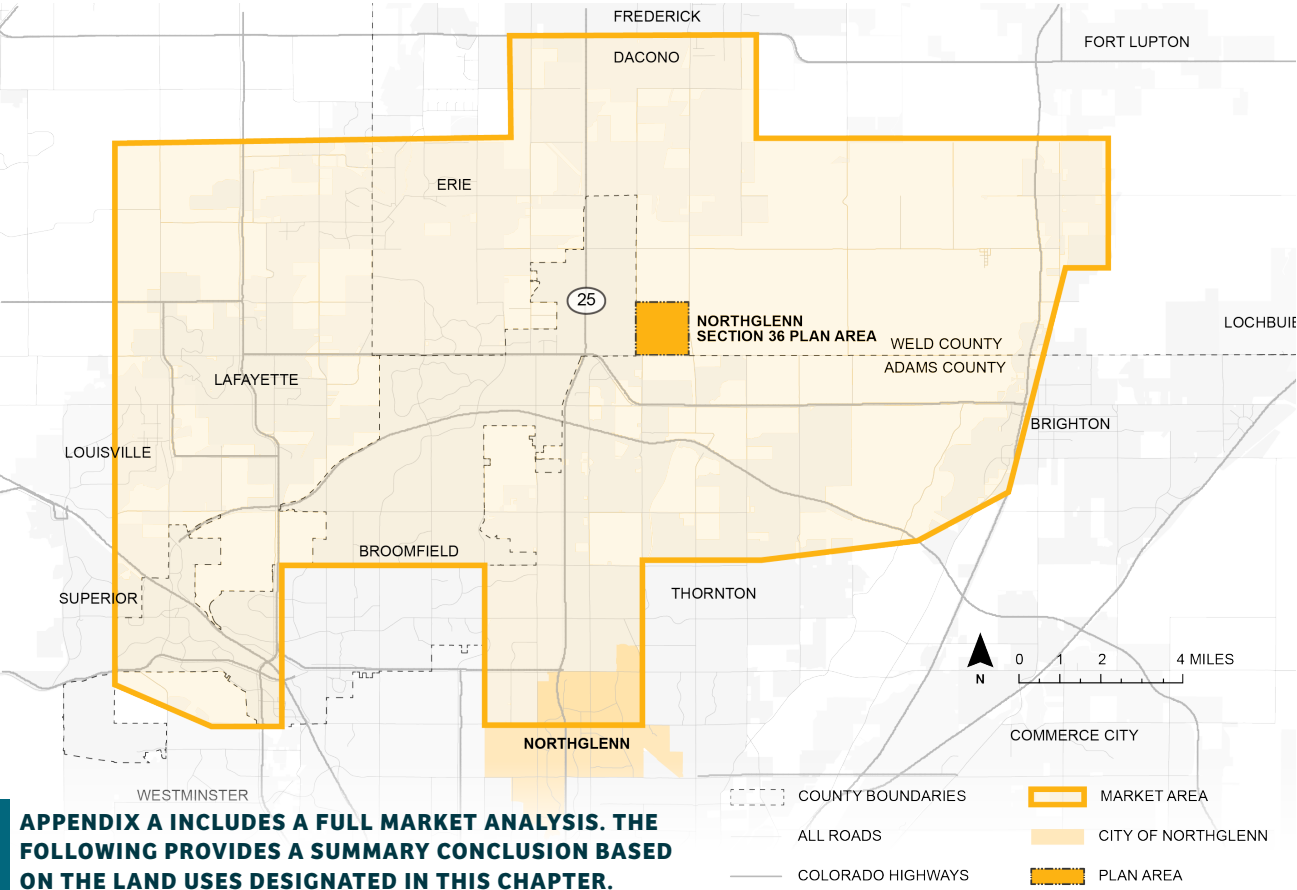
A total of 95% of survey respondents felt it was very important for the plan to include solar energy initiatives.

Chapter 4. Market Analysis

The Market Area (shown in **Figure 7**) has experienced substantial growth, increasing by more than 50% between 2010 and 2024 to over 200,000 residents. Commuting patterns suggest that the Market Area serves as both a residential base and an employment hub, with significant inflows and outflows reinforcing its regional role along the I-25 corridor. Employment totaled over 86,000 jobs in 2022 and is projected to exceed 104,500 by 2035, driven by expansions in professional and technical services, health care, and manufacturing. Industrial-occupying employment is expected to climb to 25,500 jobs, supporting demand for an additional 1.7 million square feet of space, even after accounting for current vacancies. However, these needs must be understood within the context of the existing development pipeline. Between 2020 and 2025, more than 6.3 million square feet of industrial space were delivered, resulting in vacancy rates of nearly 14% by early 2025. While only a small share of the 4.0 million square feet in the pipeline is under construction, the sheer scale of proposed projects creates uncertainty around timing and absorption.

Although current vacancies are elevated, this largely reflects the lease-up of new product; prior to these deliveries, vacancy rates were significantly lower. This suggests the market remains fundamentally strong and well-positioned to capture demand once absorption stabilizes. Performance trends also show that industrial rents in the Market Area continue to outperform regional averages, underscoring the importance of phasing new development to align with market readiness.

FIGURE 7. MARKET AREA MAP



Aligning future land uses in Section 36 with realistic absorption potential is critical to balancing opportunity with long-term market health. While this analysis focused on industrial conditions, continued population and employment growth will also create demand for broader commercial and service uses. These dynamics underscore the need to position the site to accommodate a diverse range of uses that cater to both near-term market demands and long-term economic potential. To guide planning, the site’s development potential can be viewed across three opportunity categories:

Warehouse/Distribution – Large-footprint buildings designed for high-volume storage and goods movement, typically serving regional logistics networks. Users may include e-commerce fulfillment centers, third-party logistics providers, or regional distributors requiring 75,000 to 500,000+ square feet with high clear heights, deep truck courts, and heavy trailer parking. While demand exists, this category should be pursued cautiously in the long term given elevated vacancy rates and more than 4 million square feet of proposed space still in the pipeline.



Small-Scale Manufacturing – Light industrial buildings supporting local or regional production, assembly, and fabrication activities. Common users include food and beverage producers, construction materials suppliers, and fabricated metal product manufacturers, often occupying 20,000 to 80,000 square feet with heavy power, loading docks, and some outdoor laydown space. With strong projected job growth and the ability to absorb space incrementally, this category represents a moderate to strong opportunity.



Showroom Flex – Hybrid spaces with integrated warehouse or light assembly areas that serve tenants needing customer-facing space alongside storage or production. Users such as building trades, furniture/flooring suppliers, construction suppliers, specialty retailers, and service firms typically occupy 10,000 to 30,000 square feet with 20 to 40% showroom buildout and rear-loaded warehouse space. This format offers a moderate opportunity to backfill existing inventory and capture demand from smaller tenants seeking lower-cost, flexible space.



Together, these opportunity categories offer a framework to guide land use and development decisions in Section 36. They are not intended as fixed designations but as strategic market-informed directions that can flex as the broader regional market evolves. Positioning the site to accommodate a balanced mix of users, while phasing large-scale space cautiously and encouraging smaller-scale tenants in the near term will help manage risk, support absorption, and catalyze early activity.

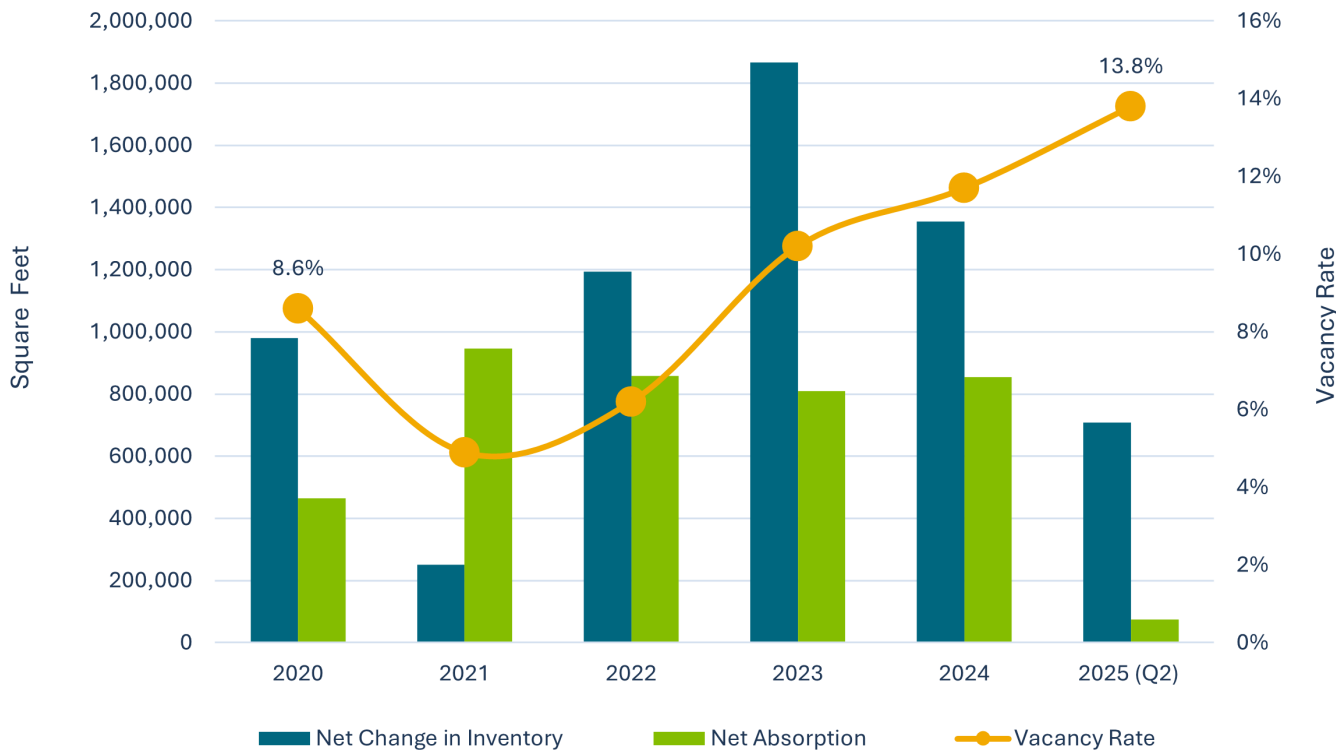
Industrial and Warehousing Supply and Demand Profile

This section analyzes industrial and warehousing market conditions for the Market Area, Weld County, and the Denver Metropolitan Statistical Area (MSA). The findings from this section reinforce the preferred alternative that supports flex and light industrial uses.

Industrial and Warehousing Performance Metrics

The performance trends in the Market Area are illustrated in **Graph 1**. The Market Area’s industrial market has experienced strong development activity in recent years, averaging more than 1.15 million square feet of new inventory annually between 2020 and the second quarter of 2025. The 6.35 million square feet of space that has been delivered since 2020 represents a 25% increase in the Market Area’s industrial inventory. While demand has been positive, with net absorption averaging 729,000 square feet per year, it has not kept pace with new supply. As a result, the market experienced an average annual oversupply of more than 426,000 square feet, resulting in sustained upward pressure on vacancy. Vacancy fell to a low of 4.9% in 2021; however, the steady delivery of new products pushed vacancy upward, reaching 13.8% by 2025 (Q2). The mismatch between supply and demand, particularly in 2023 when more than 1.8 million square feet was delivered against a net total absorption of 810,000 square feet, has been the primary driver of rising vacancies.

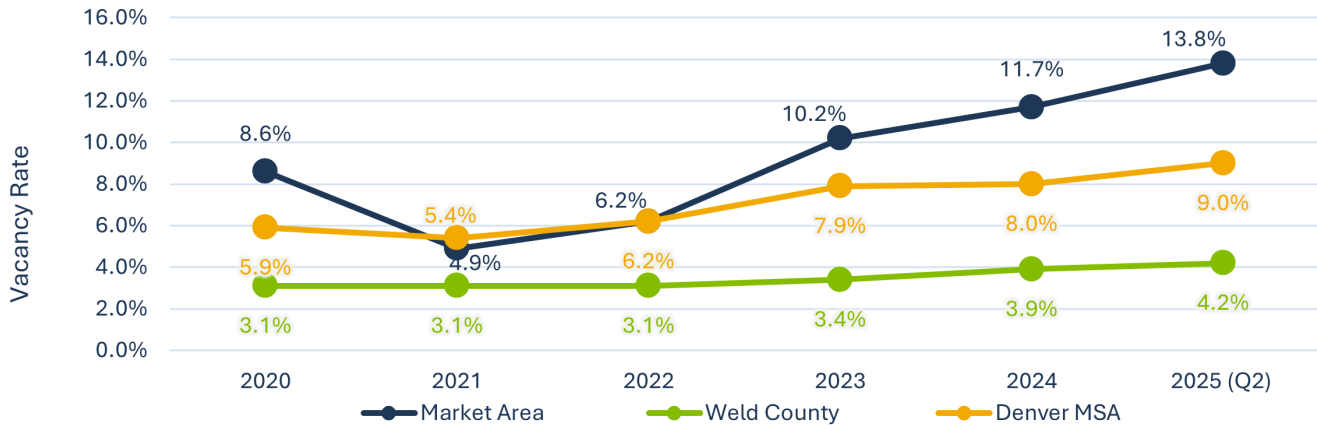
GRAPH 1. INDUSTRIAL PERFORMANCE TRENDS, MARKET AREA, 2020-2025(Q2)



SOURCE: COSTAR; KIMLEY-HORN

Vacancy rates in the Market Area are the highest among the analysis geographies, as illustrated in **Graph 2**. This increase reflects the imbalance between new supply and demand, as net deliveries have consistently outpaced absorption in recent years. The Denver MSA overall shows a steady rise, with vacancies increasing from 5.9% in 2020 to 9.0% in 2025, while Weld County has remained comparatively stable over the same period.

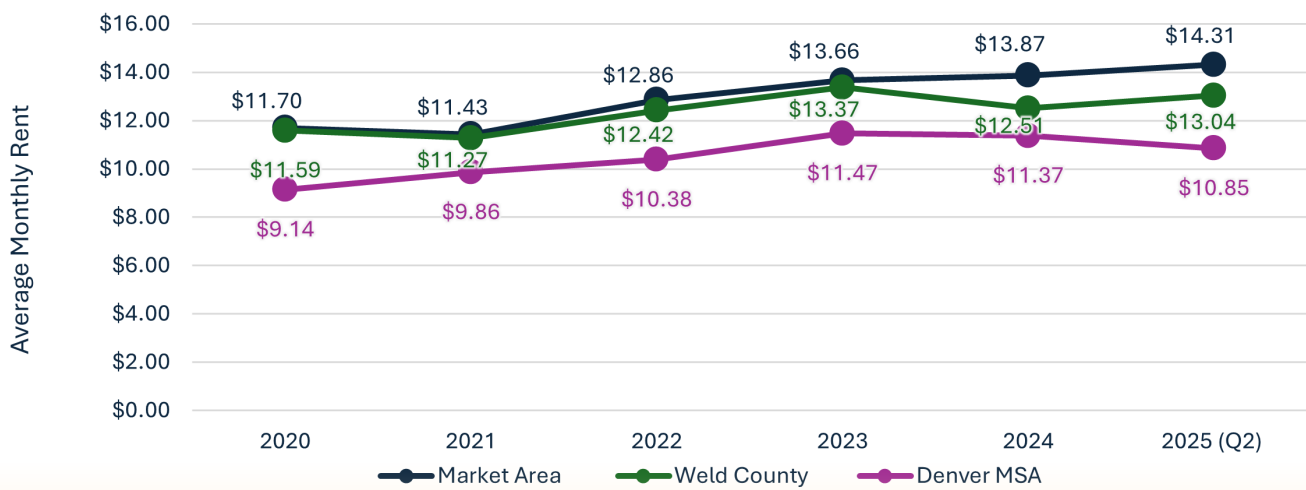
GRAPH 2. COMPARISON OF VACANCY RATES, 2020-2025(Q2)



SOURCE: COSTAR; KIMLEY-HORN

The Market Area has consistently maintained the highest rents, rising from \$11.70 in 2020 to \$14.31 per square foot by 2025 (Q2) (**Graph 3**). This represents an overall growth rate of 22.3%. Weld County rents have also grown, albeit at a slower pace of 12.5%, reaching \$13.04. While Denver MSA industrial rents remain the lowest, they grew 18.7% since 2020 and have contracted slightly this year. The robust expansion in supply in the Market Area and the delivery of new, modern industrial space in recent years have likely influenced the continued rent growth, despite the coinciding increase in vacancy.

GRAPH 3. COMPARISON OF INDUSTRIAL RENTS, 2020-2025(Q2)



SOURCE: COSTAR; KIMLEY-HORN

Chapter 5. Vision and Goals

The vision and goals of the Plan establish the framework for the future of this area, guiding future development to support the community's aspirations and needs. The vision was developed through input collected throughout the planning process, including contributions from community members, elected officials, and appointed officials.

Vision

Section 36 will serve as a resilient and forward-looking planning area that reflects Northglenn's commitment to sustainable growth, economic vitality, and land use diversity. Guided by principles of resiliency, the plan embraces development trends and adapts to fluctuating economic landscapes to ensure long-term viability. Land uses are established to promote environmental responsibility and economic well-being, supporting infrastructure and community needs for generations to come. By integrating city-wide land use strategies, the plan fosters employment opportunities and expands the local tax base, positioning Section 36 as a dynamic and inclusive extension of Northglenn's urban fabric.

Goals



Create sustainability and renewable energy opportunities that meet the goals of the 2025-2029 Strategic Plan.



Facilitate employment opportunities that would benefit the community surrounding Section 36 and Northglenn residents.



Expand economic development and industry to diversify the City's economy and tax base.



Continue to promote "good neighbor" practices to the residents, businesses, and landowners who surround the Area Plan.



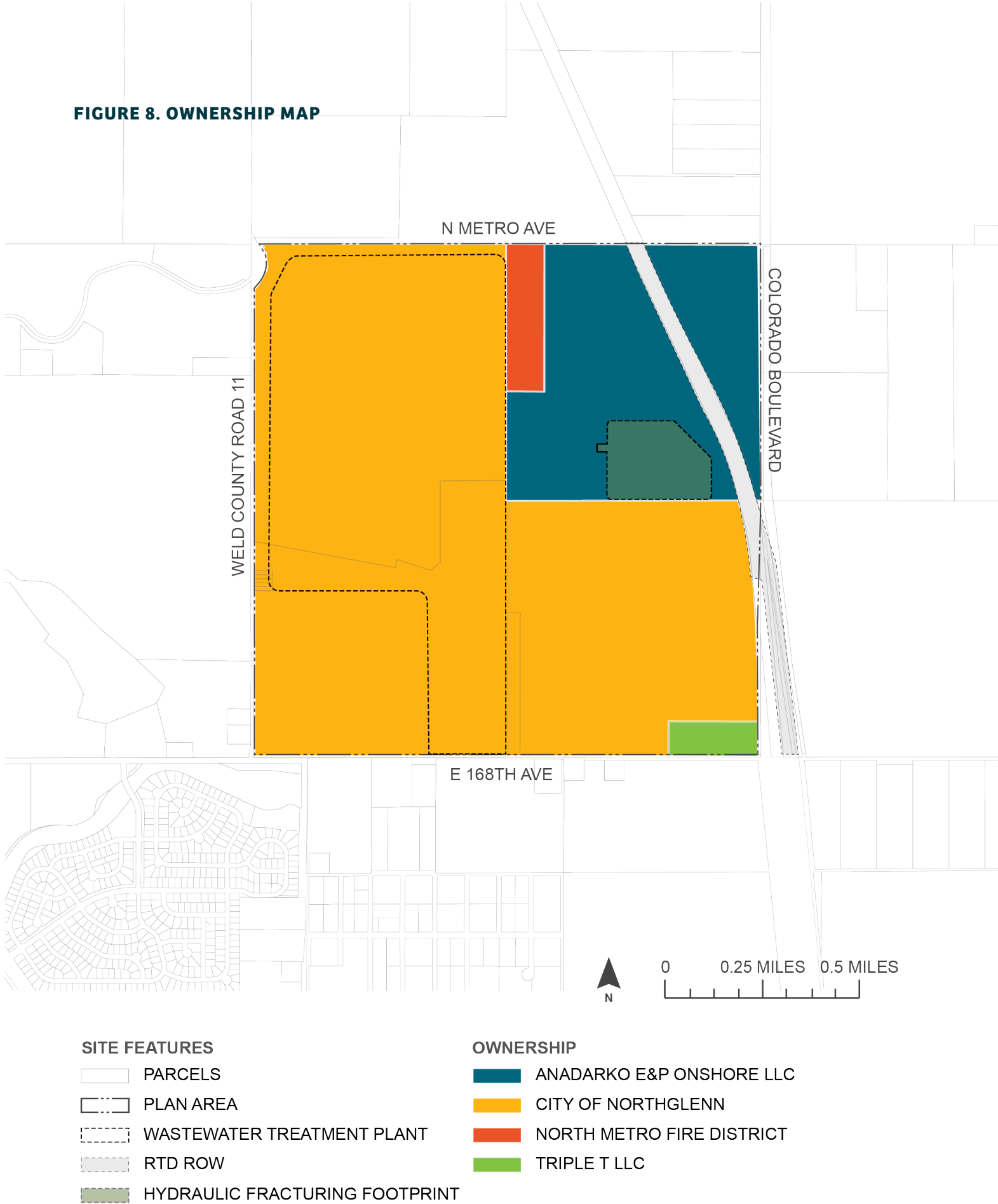
Chapter 6. Future Land Use Plan

The primary goal of the Area Plan is to determine compatible land uses for the development of Section 36. As the city of Northglenn has grown, available land suitable for development has become limited.

This plan sets forth land use designations that reflect both the physical characteristics of the site and the broader goals of the community. The purpose of defining land uses is to ensure that future development is compatible with surrounding areas, responsive to infrastructure and environmental constraints, and aligned with long-term City priorities. By identifying appropriate land uses, such as industrial, commercial, and public facilities, the plan provides clarity for decision-makers, developers, and residents, supporting orderly growth and sustainable investment in the area

- 1 SCENARIO OPTIONS
- 2 PREFERRED ALTERNATIVE
- 3 FUTURE LAND USE PLAN
- 4 RECOMMENDATIONS

Figure 8 identifies the ownership of each parcel in the Area Plan. The City has a unique advantage in owning a number of parcels; this allows Northglenn to include conditions on the purchase of the land.



Land Use Scenarios

Two land use scenarios were established based on initial input from the community: stakeholders, property owners, City staff, elected/appointed officials, and adjacent municipalities.

The two land use scenarios explore different pathways for accommodating development interests, infrastructure needs and limitations, and community priorities. Each scenario offers a distinct approach—a focus on either renewable energy (solar) or a predominantly industrial approach. These scenarios provided a guide for conversations and helped visualize the potential of the site, as well as the long-term impacts and needs of various planning choices.

By comparing these alternatives, the community can identify a preferred direction that aligns best with the Plan’s vision and goals.

Land Use Scenario 1 – Renewable Energy

Section 36 contains approximately 630 acres of land, of which 480 acres would be available for development.

Land Use Scenario 1, illustrated in **Figure 9**, would incorporate:

- ♦ +/- 40 acres of energy utility (solar).
- ♦ +/- 275 acres of light industrial.
- ♦ The remainder of the site, in accordance with the Northglenn 2023 Comprehensive Plan Section 3.4 Goal 2, which aims to maintain the WWTP and associated infrastructure, would allow for public facility land uses, including the WWTP and North Metro Fire facility.

Considerations:

- ♦ **Renewable Energy:** Land Use Scenario 1 would add a greater amount of renewable energy sources, aiding the City in achieving multiple goals outlined in the Northglenn 2023 Comprehensive Plan, including:
 - Land Use Goal 1: Support effective development/ redevelopment practices in identified Areas of Focus (AOF) considering equity and environmental sustainability as a component of the recommendations.
 - Land Use Goal 4: Strive for development/redevelopment practices that are environmentally sustainable.
- ♦ **Employment Opportunities:** Buildout of industrial land uses would increase employment opportunities in the city, while including commercial and utility land uses, which aid the City in achieving its goals.
- ♦ **Compatibility with Existing Land Uses:** Commercial, industrial, and utility land uses would also be compatible with existing Section 36 land uses, including the WWTP and hydraulic fracturing operations.

City Council and Community Feedback

- ♦ Primary goal: protect the WWTP.
- ♦ The City Council supports renewable energy.
- ♦ Solar farm(s) would be supported as well as rooftop solar. Any solar generation for the city’s energy grid would be supported.

FIGURE 9. LAND USE SCENARIO 1



Land Use Scenario 2 – Industrial

Land Use Scenario 2, illustrated in **Figure 10**, proposed implementation:

- ◆ +/- 252 acres of Light Industrial
+/- 59 acres of Flex Industrial
- ◆ The remainder of the site in accordance with the Northglenn 2023 Comprehensive Plan Section 3.4 Goal 2, which aims to maintain the WWTP and associated infrastructure, would allow for public facility land uses, including the WWTP and North Metro Fire facility.

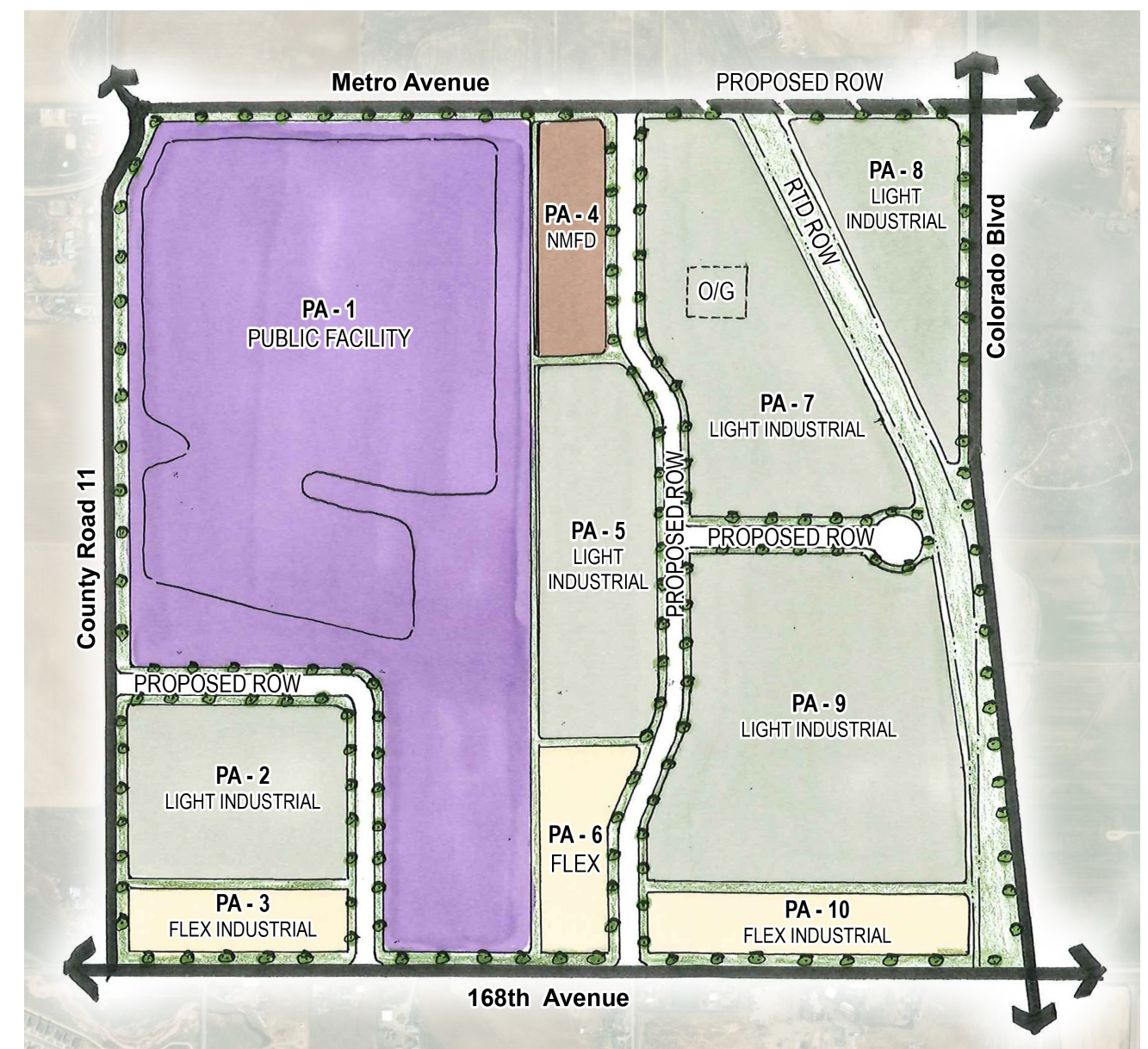
Considerations:

- ◆ **Employment Opportunities:** Light Industrial uses would provide economic and employment opportunities.
- ◆ **Energy Consumption:** Industrial users which require a large amount of energy (i.e. manufacturing) could offset a portion of their energy uses with rooftop solar. These users would need to coordinate with the City and utility providers to ensure their energy consumption is in alignment with current and future energy availability. The City and utility providers would review development proposals on a case-by-case basis to ensure adequate resources are available.
- ◆ **Traffic:** Logistics centers require truck trips and large amounts of energy to operate.
- ◆ **Renewable Energy:** Rooftop solar could be required or incentivized. Solar fields could also replace the decommissioned lagoons.
- ◆ **Regulatory Floodway:** Private property on the southeast corner is within a regulatory floodway. Flooding is due to a railroad embankment and an undersized culvert carrying Big Dry Creek beneath the railroad grade, about 0.5 mile south of 168th Street. Changes to the floodway area may require FEMA approval, and rezoning for redevelopment will require efforts to reduce the flooding.

City Council and Community Feedback

- ◆ Primary goal: protect the WWTP.
- ◆ No heavy traffic load—light industrial will be the best fit.
- ◆ Property in the southeast will need to be rezoned from agricultural to industrial if they wish to redevelop in the future.
- ◆ Do not include retail self-storage uses.
- ◆ Industrial, flex space, warehousing, and distribution all supported by the City Council and consistent with prior conversations about the future of the site.

FIGURE 10. LAND USE SCENARIO 2



Preferred Alternative

A preferred alternative, illustrated in **Figure 11**, was created based on feedback from the City, residents, and stakeholders regarding the two land use options. The survey concluded that most people would support flex and light industrial uses for the site.

With the preferred alternative, light and flex industrial uses are the primary focus. This will provide the City with additional economic benefits and create new employment opportunities.

Flex industrial allows for greater flexibility in the future, and as development occurs around the site, those spaces can adapt to meet the needs of the area.

Based on the survey results, residents were in support of facilitating and incentivizing renewable energy elements for new development.

The Preferred Land Use Plan proposed implementation:

- ◆ 283.8 acres of light industrial
- ◆ 50.2 acres of flex industrial
- ◆ The remainder of the site in accordance with the Northglenn 2023 Comprehensive Plan Section 3.4 Goal 2, which aims to maintain the WWTP and associated infrastructure, would allow for public facility land uses, including the WWTP and North Metro Fire facility.

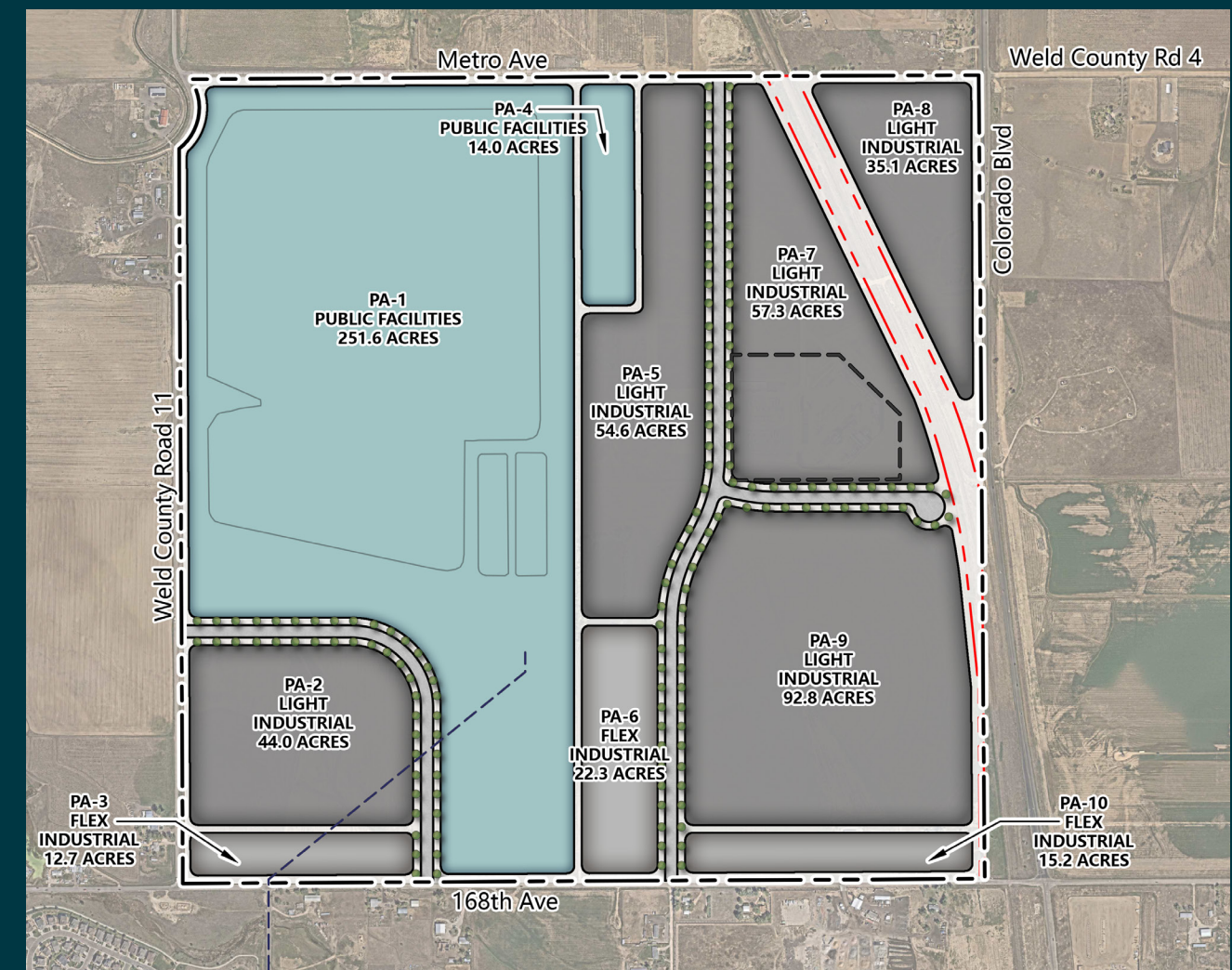
Considerations:

- ◆ **Employment Opportunities:** Light industrial uses would provide economic and employment opportunities.
- ◆ **Energy Consumption:** Industrial users which require a large amount of energy (i.e. manufacturing) could offset a portion of their energy uses with rooftop solar. These users would need to coordinate with the City and utility providers to ensure their energy consumption is in alignment with current and future energy availability. The City and utility providers would review development proposals on a case-by-case basis to ensure adequate resources are available.
- ◆ **Traffic:** Logistics centers require truck trips and large amounts of energy to operate.
- ◆ **Renewable Energy:** Rooftop solar could be incentivized or required with new developments. Solar fields could also be encouraged in place of the decommissioned lagoons once the land is available. As utility rates have increased in recent years, the cost of the WWTP has gone up. On-site solar could provide a sustainable and resilient benefit to the plant. Refer to Strategic Plan Action Items 5.14, 5.12, and 3.6 of the 2025-2029 Strategic Plan.
- ◆ **Unified Development Ordinance (UDO):** The City's UDO would need to be amended to create a new zoning district or a zoning overlay specific to Section 36 and its preferred development types for each land use (detailed in the next section).
- ◆ **Settlement Agreement and IGA:** The City may need to work with the City of Thornton to amend the IGA to allow for the preferred development types for each land use.

City Council and Community Feedback

- ◆ Primary goal: protect the WWTP.
- ◆ No heavy traffic load—light industrial will be the best fit.
- ◆ Industrial, flex space, warehousing, and distribution all supported by the City Council and consistent with prior conversations about the future of the site.
- ◆ Survey results conclude that residents would like to see new developments incentivized to use renewable energy.

FIGURE 11. PREFERRED LAND USE ALTERNATIVE



Note: This land use plan is not intended to exclude future development opportunities if an alternative option that fits this plan's goals is brought forward.

Land Use Types

Light Industrial

Light industrial areas are designed for smaller-scale industrial activities, such as manufacturing, processing, and storage of goods, often with a focus on the production of consumer goods. Light industrial uses generally have a lower environmental impact and produce less noise, pollution, and traffic, making them better suited for use near residential areas compared to general industrial uses.

Industrial uses are important elements of economic development, providing spaces for businesses to operate and contribute to the local economy, as well as providing employment opportunities for the community and region.



The following tables identify the preferred development types for Section 36 in accordance with the Preferred Alternative land use map. A UDO amendment is necessary to permit all the developments listed as preferred. This may be completed through the creation of a new zoning district or a zoning overlay.

Development Types	Preferred	Discouraged
Warehousing	●	
Logistics and Fulfillment Centers	●	
Research Facilities	●	
Technology Development Centers	●	
Distribution	●	
Industrial Parks	●	
Organic Recycling	●	
Compost (Organic Waste) Indoor Facility	●	
Renewable and Sustainable Energy	●	
Self-Service Storage		●
Salvage Yards		●
Autobody Shops and Services		●
Food and Beverage-Related Uses		●

Flex Industrial

Flex industrial spaces are more versatile than standard industrial areas, and they are designed to accommodate a variety of light industrial activities and generally smaller businesses. Interior layouts typically offer adaptable spaces that can accommodate light manufacturing, warehousing, office, and research uses.

Flex industrial zones’ versatility allows for the efficient use of land and buildings, making them ideal for emerging industries, startups, and hybrid operations. Flex Industrial can also help communities retain and grow local employment opportunities while minimizing impacts on surrounding neighborhoods through enclosed operations and thoughtful site design.



Development Types	Preferred	Discouraged
E-Commerce/Online Businesses	●	
Light Distribution Centers	●	
Light Manufacturing (small-scale production and assembly, custom fabrication, etc.)	●	
Product Showrooms	●	
Product Research, Development, and Testing	●	
Corporate Offices	●	
Administrative Support Services	●	
Customer Service Centers	●	
Self-Service Storage		●
Salvage Yards		●
Autobody Shops and Services		●
Food and Beverage-Related Uses		●

Public Facilities

Public facility spaces are designated to support essential community services and infrastructure. These areas accommodate a wide range of civic and institutional uses such as government buildings, schools, libraries, emergency services, and utility infrastructure. Public facility areas are typically located to ensure accessibility and connectivity to surrounding neighborhoods, and they are designed to serve both local and regional needs.

Flexibility in site design allows these spaces to adapt to evolving service demands, technological upgrades, and community growth. While both properties designated as Public Facilities have existing and active uses, additional development types are provided to allow for changing conditions and needs in the future.



Development Types	Preferred	Discouraged
Wastewater Treatment Plant	●	
Electrical Substations	●	
Public Works Yards	●	
Maintenance Facilities	●	
Emergency Operations Centers	●	
Hazard Mitigation Facilities	●	
Fire Stations and Training Facilities	●	
Police Stations	●	
Renewable and Sustainable Energy	●	
Resource Distribution Centers	●	
Food Banks		●

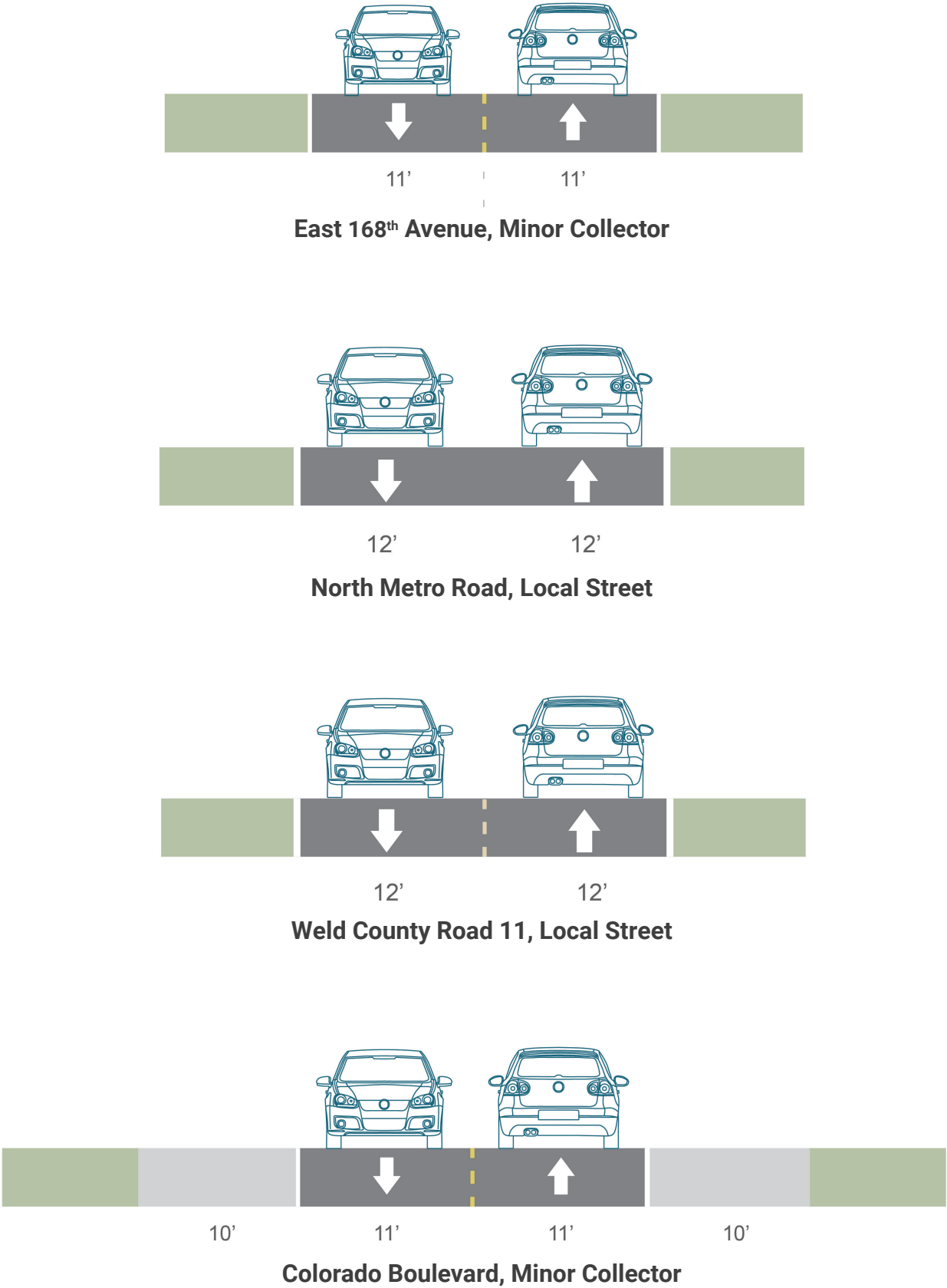
Chapter 7. Transportation

This section of the plan is important to the broader vision and goals of the Comprehensive Plan because it establishes the framework for mobility, access, and connectivity that supports the future land uses in the preferred alternative. By identifying existing and proposed roadways, the transportation plan ensures that infrastructure can accommodate and facilitate movement to support the future land uses and preferred land use scenario.

The plan area’s existing roadway network consists of local streets, minor collectors, and major collectors. Major collectors are higher-capacity roadways designed to move people between city-wide and regional destinations such as employment centers, commercial districts, and highways. Currently, there are no major collectors or arteries serving this area. Minor collectors link local streets to higher-capacity roads. Colorado Boulevard, which runs along the eastern portion of the plan area, and East 168th Avenue, which runs along the southern edge of the site, are the only existing minor collectors within the plan area. Local streets provide neighborhood and small-scale circulation and typically offer access to residential and small-scale commercial properties. Weld County Road 11, which runs along the western portion of the plan area, is a paved local street. North Metro Avenue, in its current state, functions as a local collector beginning at Weld County Road 11, but it does not extend all the way to Colorado Boulevard, resulting in a gap in existing connectivity.

Framed by East 168th Avenue, Colorado Boulevard, Weld County Road 11, and North Metro Avenue, these roads are critical to support the area, especially considering the proposed light and flex industrial land uses. **Figure 12** illustrates the cross sections of the existing roads surrounding the Section 36 Plan Area. Refer to **Figure 14** to identify the location of these roadways.

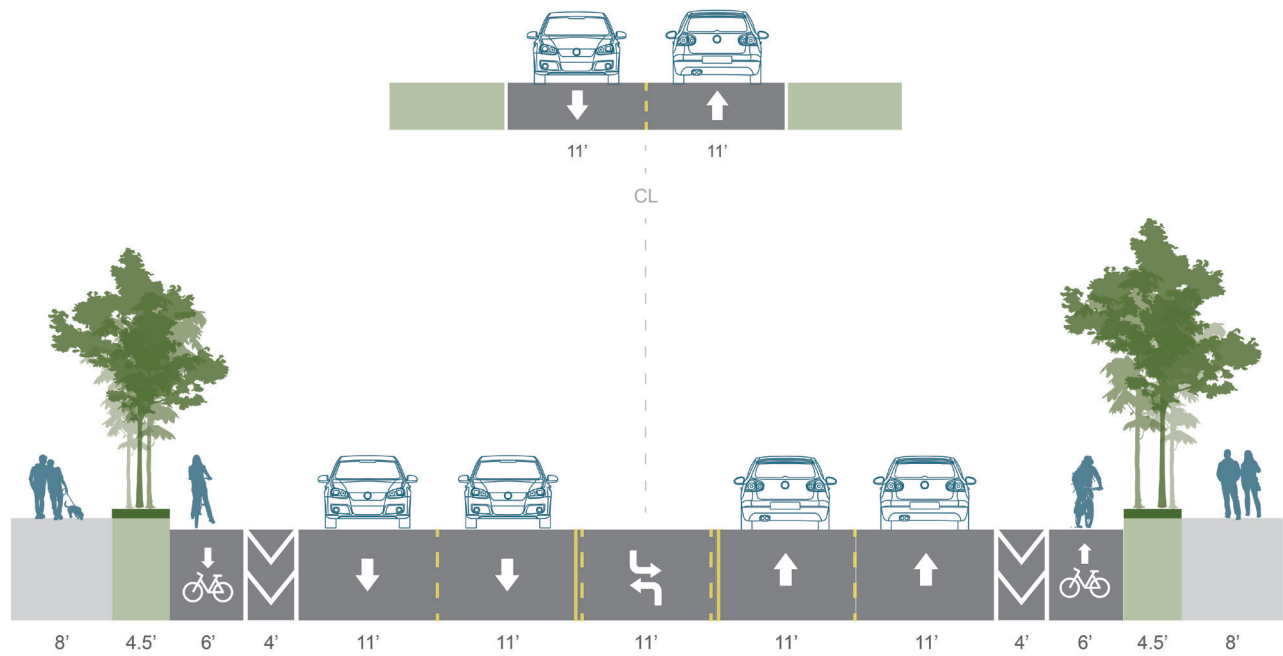
FIGURE 12. EXISTING CROSS SECTIONS



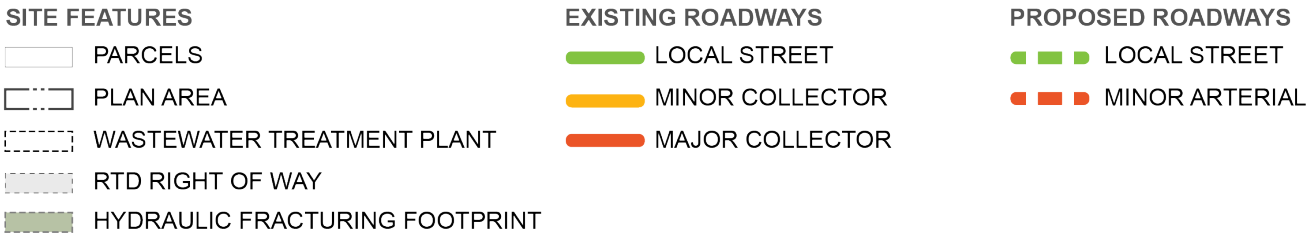
Proposed roadway improvements include the continuation of North Metro Avenue to Colorado Boulevard. This extension will strengthen the connection from Weld County Road 11 to Colorado Boulevard and link to the proposed internal roadways within the site, as seen in **Figure 11** (Preferred Land Use Alternative). This effort will need to be a joint effort between the City of Northglenn and Weld County, the joint owners of the land and the existing portion of North Metro Avenue.

The Thornton TMP highlights proposed improvements to roads that will directly impact the Area Plan, specifically East 168th Avenue, which currently functions as a minor collector with two traffic lanes. Both the Thornton Transportation and Mobility Master Plan and Weld County 2045 Transportation Plan propose changes to this corridor, including the addition of protected bike lanes to support active transportation options. In the future, East 168th Avenue will function as a minor arterial. **Figure 13** shows the proposed improvements to East 168th Avenue.

FIGURE 13. EAST 168TH AVENUE EXISTING AND PROPOSED CROSS SECTIONS



The preferred land use scenario includes the addition of local streets within the site to support access to future development. These proposed roads are illustrated in **Figure 11**.



Chapter 8. Recommendations

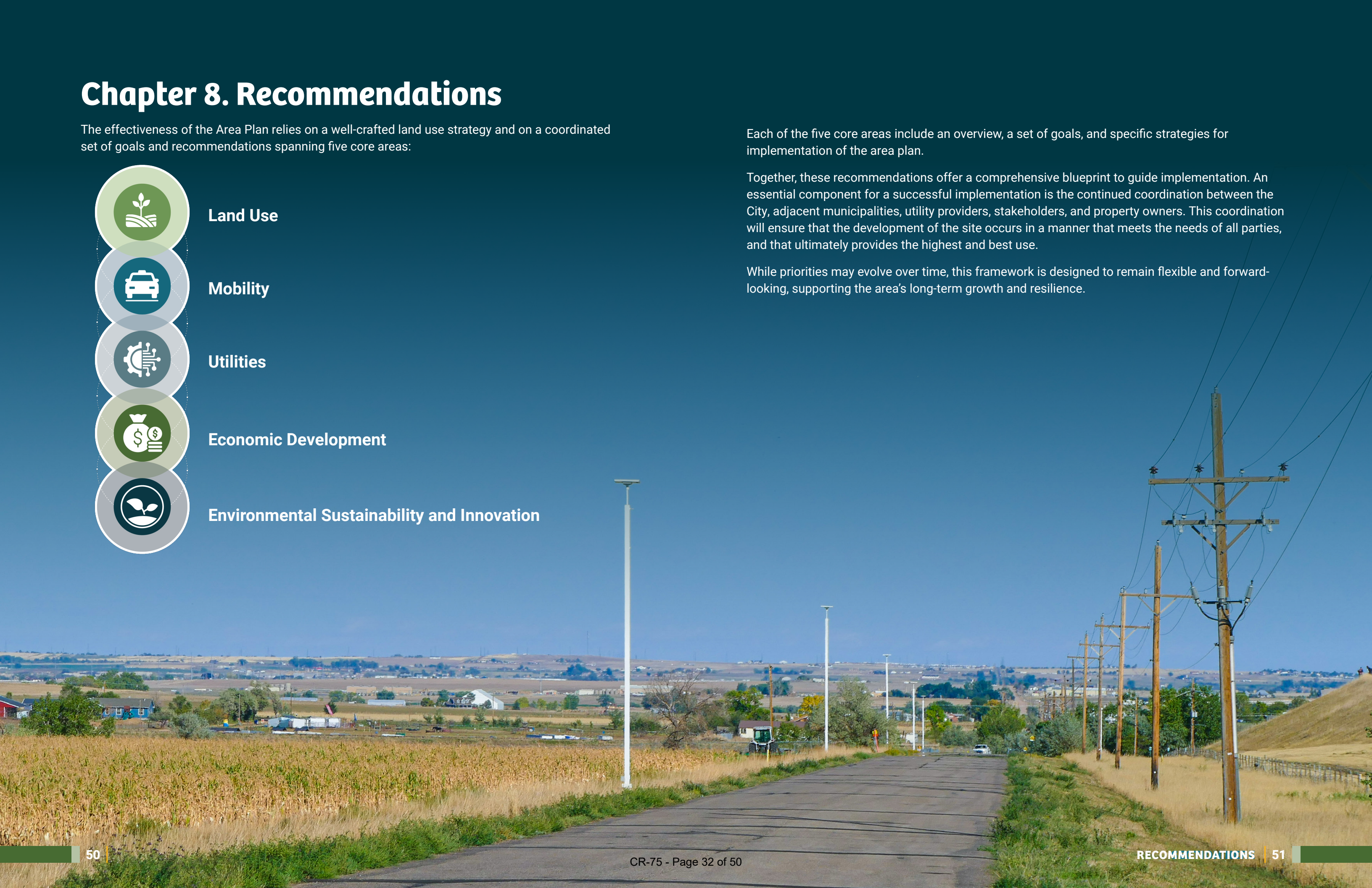
The effectiveness of the Area Plan relies on a well-crafted land use strategy and on a coordinated set of goals and recommendations spanning five core areas:



Each of the five core areas include an overview, a set of goals, and specific strategies for implementation of the area plan.

Together, these recommendations offer a comprehensive blueprint to guide implementation. An essential component for a successful implementation is the continued coordination between the City, adjacent municipalities, utility providers, stakeholders, and property owners. This coordination will ensure that the development of the site occurs in a manner that meets the needs of all parties, and that ultimately provides the highest and best use.

While priorities may evolve over time, this framework is designed to remain flexible and forward-looking, supporting the area’s long-term growth and resilience.



Land Use

Overview

The Area Plan presents a clear vision for land use that thoughtfully balances innovation, light industrial growth, and the needs of both the Northglenn community and the surrounding community. It aims to support a diverse and resilient economy while ensuring that new development integrates well with existing neighborhoods, site conditions, and constraints.

This approach minimizes land use conflicts and emphasizes flexibility. It is designed to welcome emerging industries and evolving technologies while maintaining a high quality of life through careful design and strategic placement of uses. It encourages a more integrated and adaptable development pattern.

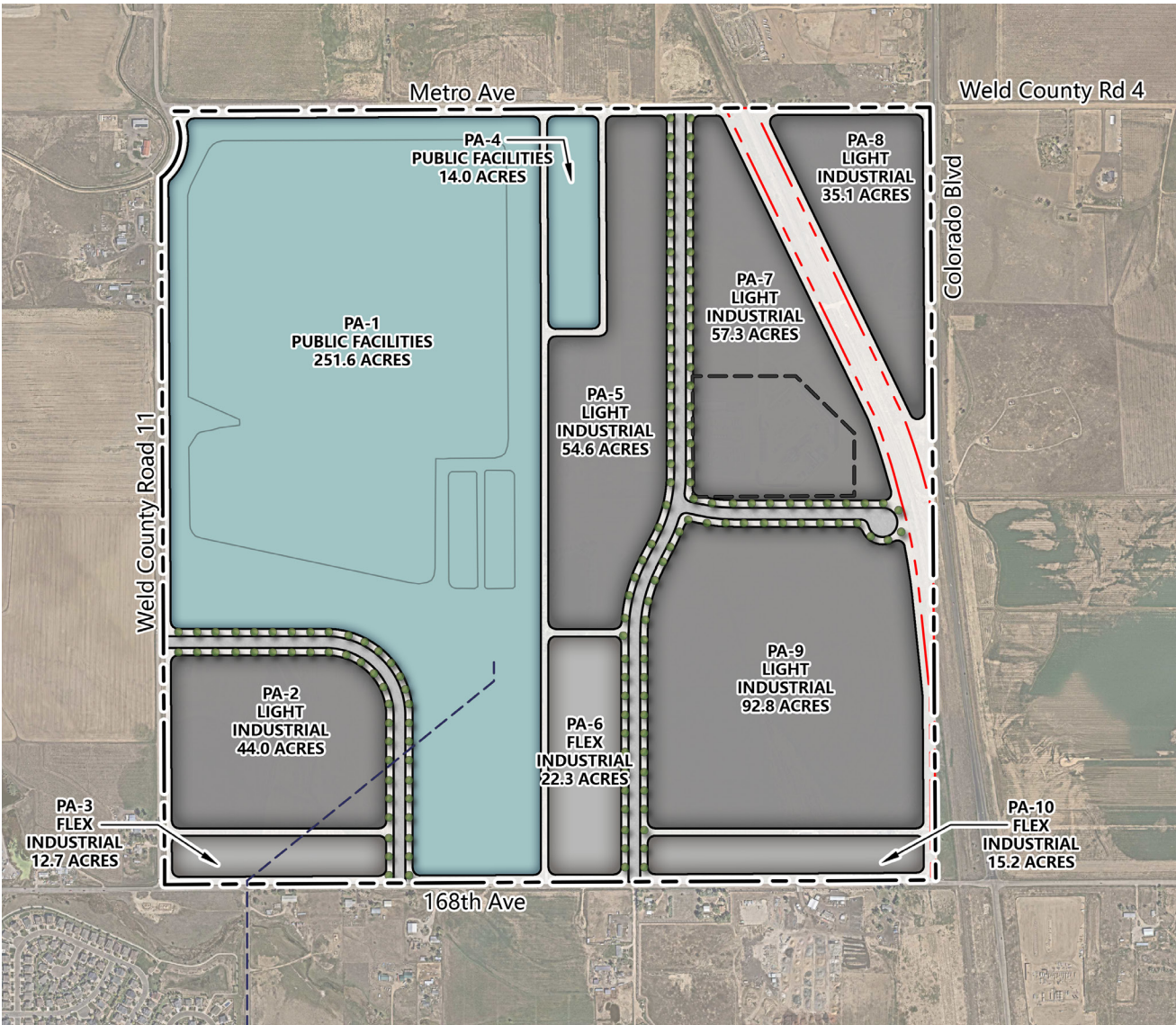
Goals

- ◆ Foster economic diversity, integrate with surrounding uses, and minimize conflicts.
- ◆ Plan for adaptable land uses that support long-term economic resilience and protect the success of Section 36 and Northglenn.

Strategies

1. Renegotiate the 1992 Settlement and Intergovernmental Agreement with the City of Thornton and other appropriate stakeholders to allow for the development of the preferred development types established in Chapter 6.
2. Adopt UDO amendments to permit the preferred development types established in Chapter 6. This may include the adoption of a new zoning or overlay district that only allows the preferred development types listed.
3. As part of the UDO amendments, required development permits for organic recycling and indoor composting should reflect the intensity and potential impacts of the use. Refer to the US Composting Council (USCC) Model Zoning Template and Guidelines.
4. Support and facilitate infrastructure improvements to support industrial activities.
5. Use design standards and landscaping buffers to reduce noise, visual, and traffic impacts.
6. Encourage clean and quiet industries.
7. Promote compact site design to reduce infrastructure extension needs.
8. Encourage shared amenities (e.g., trails, open space) that serve both area plan workers and nearby residents.
9. Build flexibility into development codes to accommodate emerging industries and evolving technologies.

FIGURE 15. PREFERRED ALTERNATIVE LAND USE PLAN

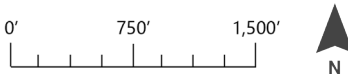


SYMBOLS

- AREA PLAN BOUNDARY
- RTD BOUNDARY
- FRACKING BOUNDARY
- FORCE MAIN

LAND USE

- 284 AC LIGHT INDUSTRIAL
- 50 AC FLEX INDUSTRIAL
- 266 AC PUBLIC FACILITIES



Mobility Overview

The goals and strategies for mobility in and around the Section 36 Area Plan were developed through existing conditions analysis, stakeholder and community input, and alignment with adjacent municipal transportation priorities. They reflect the area plan's broader vision, the preferred land use alternative, and the need to support industrial operations while enhancing multimodal access and connectivity.

Goals

- ♦ Ensure the efficient movement of goods and materials to, from, and within the Area Plan to support industrial operations and economic vitality.
- ♦ Improve traffic flow and reduce congestion through the implementation of effective traffic management strategies.
- ♦ Promote safe and accessible infrastructure for pedestrians and cyclists within and around the Area Plan.

Strategies

1. Coordinate with adjacent municipalities to align transportation planning and enhance regional mobility and active transportation to/from the Area Plan, as well as enhance freight access and improve logistics efficiency.
2. Improve public transit routes and last-mile connections to the Area Plan's future job centers.
3. Designate truck routes with clear signage to separate freight traffic from local streets.
4. Improve access to highways and freight corridors through intersection upgrades and road widening where needed.
5. Develop logistics hubs or shared loading zones to streamline goods movement and reduce congestion.
6. Implement wayfinding systems for commercial vehicles to navigate efficiently within the industrial area.
7. Use adaptive traffic signal systems that respond to real-time traffic conditions.
8. Encourage staggered shift times among businesses to reduce peak-hour congestion.
9. Monitor traffic patterns using sensors or cameras to inform future improvements.
10. Pursue joint funding opportunities for regional transportation improvements.
11. Encourage new developments to provide secure bike parking and end-of-trip facilities (e.g., showers, lockers) for employees.
12. Incorporate green buffers and shade trees along pedestrian and bike routes and outside break areas to improve comfort and air quality.

Utilities and Infrastructure Overview

When utility providers, developers, and municipalities collaborate, it becomes easier to align goals, share resources, and anticipate future needs. This type of coordination reduces duplication, streamlines approvals, and ensures that infrastructure is in place to support development. United Power has specifically requested to be engaged early on and throughout the entitlement process.

Technology plays a key role in modernizing the area's utility systems. Smart tools and data-driven infrastructure make it possible to detect issues early, reduce waste, and improve service reliability. These upgrades not only lower operational costs but also establish a foundation for long-term resilience.

Environmental sustainability is woven throughout the plan. By encouraging green infrastructure and resource reuse, the Area Plan protects natural systems while supporting both industrial and residential needs. These strategies help manage stormwater, improve water quality, and reduce the environmental footprint of new development.

Utility improvements directly support the plan's broader goals by enabling smart, sustainable growth. Reliable infrastructure is essential to ensure the success of land use and mobility recommendations.

Goals

- ♦ **Plan for land uses that meet capacity limits for utilities.**
- ♦ **Foster collaboration between utility providers, businesses/potential developers, and adjacent municipalities to ensure efficient service delivery.**

Strategies

1. Complete the following civil engineering studies, as detailed in Chapter 2: Phase I Environmental Report, Geotechnical Report, ALTA Survey, Preliminary Traffic Study, and Existing Utility Capacity Study for Sanitary Sewer and Water.
2. Adopt a Comprehensive Utility Corridor Plan outlining where utilities and connections should go, as well as what upgrades may be needed.
3. Promote shared utility corridors or joint trenching to reduce costs and disruption.
4. Invest in smart meters, leak detection, and grid modernization to improve efficiency and reduce operational costs.
5. Explore opportunities for water reuse or industrial symbiosis (e.g., using treated water for cooling or irrigation).
6. Encourage solar-ready buildings and microgrid development to reduce strain on the main grid.
7. Incorporate green infrastructure (e.g., bioswales, retention ponds) to reduce runoff and protect water quality.
8. Host regular meetings with utility providers, developers, and municipal staff to share plans and identify future constraints.
9. Include utility providers, such as United Power, in the site plan review process to ensure infrastructure needs are addressed upfront.
10. Facilitate Public-Private Partnerships (PPPs) to fund major utility upgrades or pilot innovative technologies.
11. Track and report on utility service reliability, capacity usage, and sustainability indicators.

Economic Development

Overview

Economic development improvements are designed to address current gaps and challenges while laying a strong foundation for future prosperity. Building stronger connections can better align job training programs with real industry needs, boost local hiring, and ensure residents have access to quality jobs across a range of income levels.

Smart investments in infrastructure will help existing businesses thrive while also making the area more competitive for future industries such as advanced manufacturing, logistics, and clean energy.

“Business Retention & Growth” is one of the six strategic focus areas in the *2015-2029 Strategic Plan*. As a community with no large sites for new commercial development and few primary employers relative to neighboring communities, Section 36 represents a valuable economic development asset that offers the opportunity to attract outside investment and support job creation.

Goals

- ◆ Foster economic development by creating a business-friendly environment that attracts, retains, and supports the growth of diverse enterprises.
- ◆ Expand access to diverse employment opportunities across a range of income levels to support an inclusive and resilient workforce.
- ◆ Promote strategic investment in infrastructure and amenities that drive industrial growth and stimulate job creation.

Strategies

1. Create agreements with incoming businesses to prioritize local hiring, especially from nearby residential areas.
2. Collaborate with nearby community colleges and trade schools to offer certifications in wastewater management, logistics, renewable energy, and advanced manufacturing.
3. Invest in grid resilience, broadband expansion, and renewable energy infrastructure to support modern industrial needs.
4. Connect with the commercial real estate community to actively promote Section 36 and ensure interest from the highest and best uses.

Environmental Sustainability and Innovation

Overview

The existing area presents both natural assets and environmental challenges that will necessitate thoughtful development. With seasonal vegetation, riparian habitats, and well-drained soils, much of the site is well-suited for a range of uses. However, some areas are prone to hazards, such as flooding, and contain sensitive ecological zones that require mitigation and protection.

To address sustainability, the plan promotes renewable energy adoption, green building practices, and clean technologies that not only reduce environmental impact but also lower energy costs and improve long-term efficiency.

Goals

- ◆ Advance initiatives and adopt renewable energy solutions to lower energy costs and enhance energy efficiency.
- ◆ Encourage and implement practices that reduce the environmental impact of industrial operations.
- ◆ Drive innovation and sustainability in industrial development through the adoption of clean technologies and environmentally responsible practices.

Strategies

1. Facilitate and encourage infrastructure for electric vehicle charging stations and other green transportation options.
2. Support the use of green building standards and energy-efficient technologies.
3. Encourage the installation of rooftop solar panels on new developments and solar canopies in parking lots for on-site energy generation.
4. Encourage green roofs, permeable pavements, and landscaping that reduces heat, provides shade, and improves air quality.
5. Offer incentives for the development of renewable technologies.
6. Promote eco-industrial parks where businesses share resources like energy, water, and waste.
7. Incentivize low-waste manufacturing and eco-friendly packaging.
8. Support research and development hubs focused on industrial innovation and green manufacturing.
9. Promote circular economy practices to reduce waste and improve resource efficiency.

Appendix A. Market Analysis

Introduction

The market analysis evaluates demographic and economic trends, as well as current and future market conditions for industrial and commercial uses to inform future development potential in Section 36. The following process was utilized to inform the market analysis:

Prepare baseline assessment to establish the economic foundation for the Section 36 Subarea Plan. This work evaluates how Section 36 relates to the broader local and regional economy and documents recent socioeconomic and real estate trends.

Estimate future market demand based on industrial and commercial opportunities informed by the baseline assessment. This includes providing market-based forecasts to guide future economic development decisions.

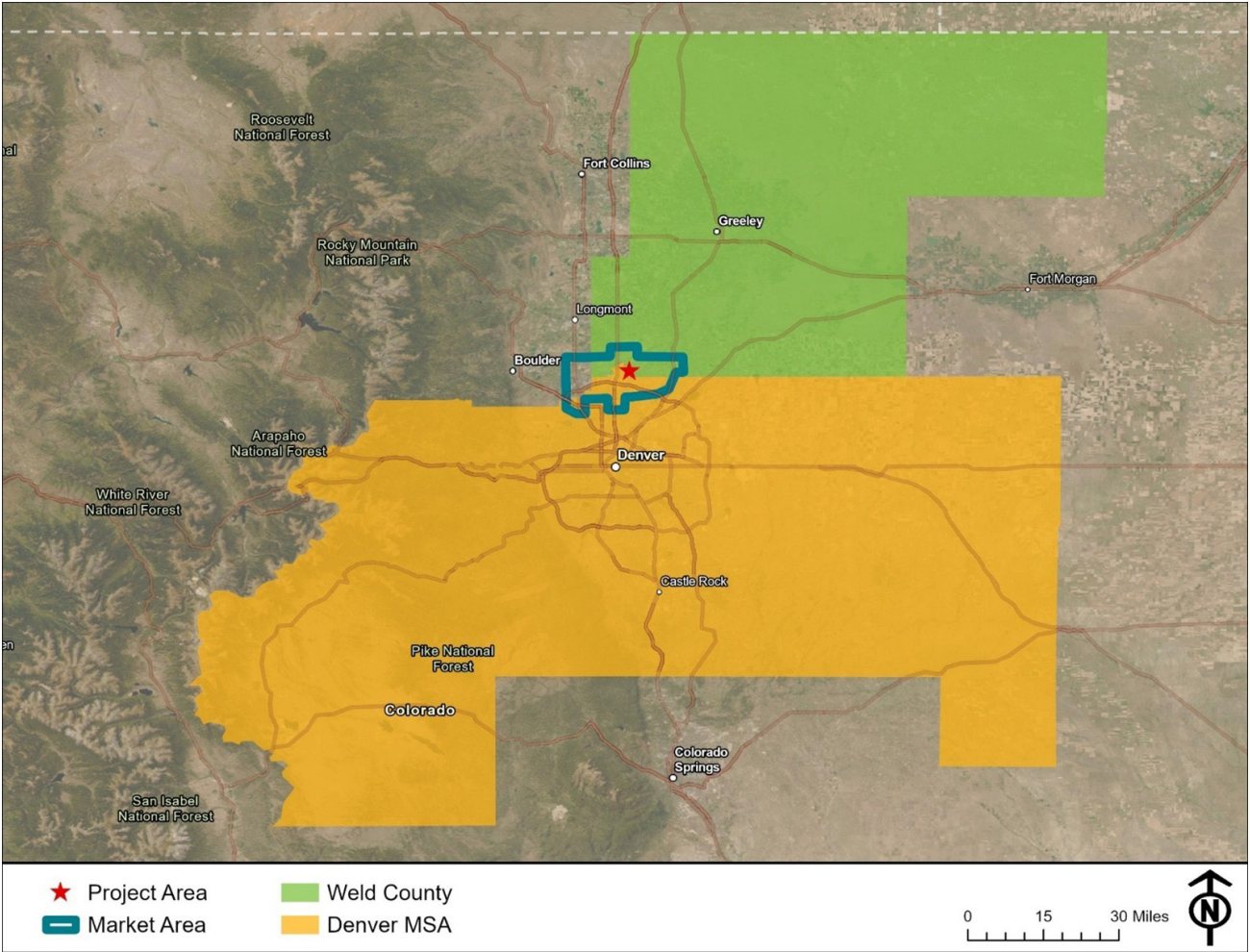
This analysis represents a data-driven process that utilizes a variety of sources to inform demand projections. Sources are noted throughout the analysis and include the following:

- ◆ US Census
- ◆ ESRI Business Analyst Online
- ◆ Bureau of Labor Statistics
- ◆ Upstate Colorado Economic Development
- ◆ CoStar
- ◆ Colorado Department of Labor and Employment
- ◆ Colorado State Demographer's Office

Analysis Geographies

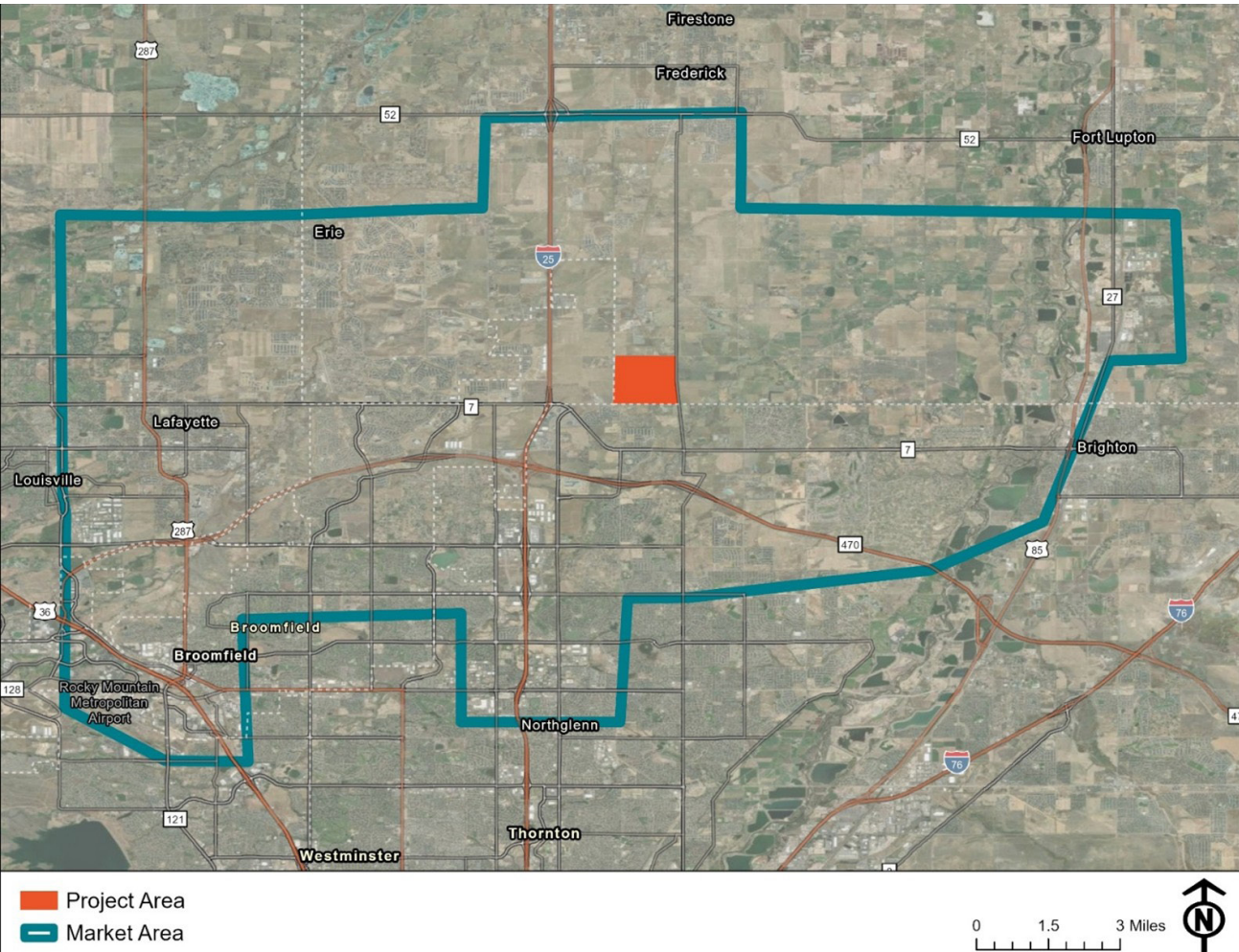
The market analysis examines three geographic scales to provide both local and regional context for Section 36 (**Figure 16**). At the most immediate level, a Market Area was defined based on natural and man-made boundaries to capture local influences that will inform future development. This local perspective is complemented by trends presented for Weld County, which was chosen as the County-level comparison geography since Section 36 is partially located within Weld County. Weld County's economic and demographic profile reflects the lower-density residential and light industrial uses that surround the site, providing a more relevant point of comparison. The Denver-Aurora-Lakewood Metropolitan Statistical Area (referred to as the Denver MSA) was also analyzed to help position the Market Area within the larger regional economy. The Denver MSA encompasses Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park Counties, and serves as a benchmark for evaluating economic and demographic trends at an even greater scale.

FIGURE 16. ANALYSIS GEOGRAPHIES



The Market Area represents the surrounding area where people live, work, and do business in ways that directly influence the Project Area (**Figure 17**). For Section 36, the Market Area was delineated to reflect the areas where people live and work, commuting patterns, and the concentration of nearby jobs, businesses, and other destinations. As shown in **Figure 2**, this boundary serves as a basis for comparing local conditions with county and regional trends.

FIGURE 17. MARKET AREA BOUNDARY



Demographic Characteristics

To better understand the factors shaping future development in Section 36, an analysis of key demographic trends was prepared. This section analyzes population and household trends by age, income, and tenure for the Market Area, comparing them to those of Weld County and the Denver MSA.

Population Trends

The Market Area has grown by over 68,700 residents since 2010, reaching an estimated 203,942 people in 2024 (**Table 1**). This growth equates to a 50.9% increase over the last 14 years. Comparatively, Weld County has added more than 115,200 residents since 2010, while the Denver MSA added more than half a million residents, reaching over 3 million people in 2024. The Market Area is estimated to have grown at a Compound Annual Growth Rate (CAGR) of 3.0% between 2010 and 2024, which is over double the annual growth rate of the MSA over the same period.

TABLE 1. COMPARISON OF POPULATION TRENDS, 2010-2024

Area	2010	2020	2024	2020-2024 Δ		
				#	%	CAGR
Market Area	135,162	184,890	203,942	68,780	50.9%	3.0%
Weld County	252,823	328,981	368,063	115,240	45.6%	2.7%
Denver MSA	2,543,456	2,963,821	3,081,342	537,886	21.1%	1.4%

SOURCE: ESRI BUSINESS ANALYST ONLINE (ESRI BAO); KIMLEY-HORN

The Market Area reported growth across all age groups between 2010 and 2024, as shown in **Table 2**. While the distribution across age segments has remained relatively similar since 2010, the most significant gains have been among children under 15 and adults aged 35 to 44, representing the younger portion of Generation X and older Millennials, with both cohort groups adding more than 11,600 residents.

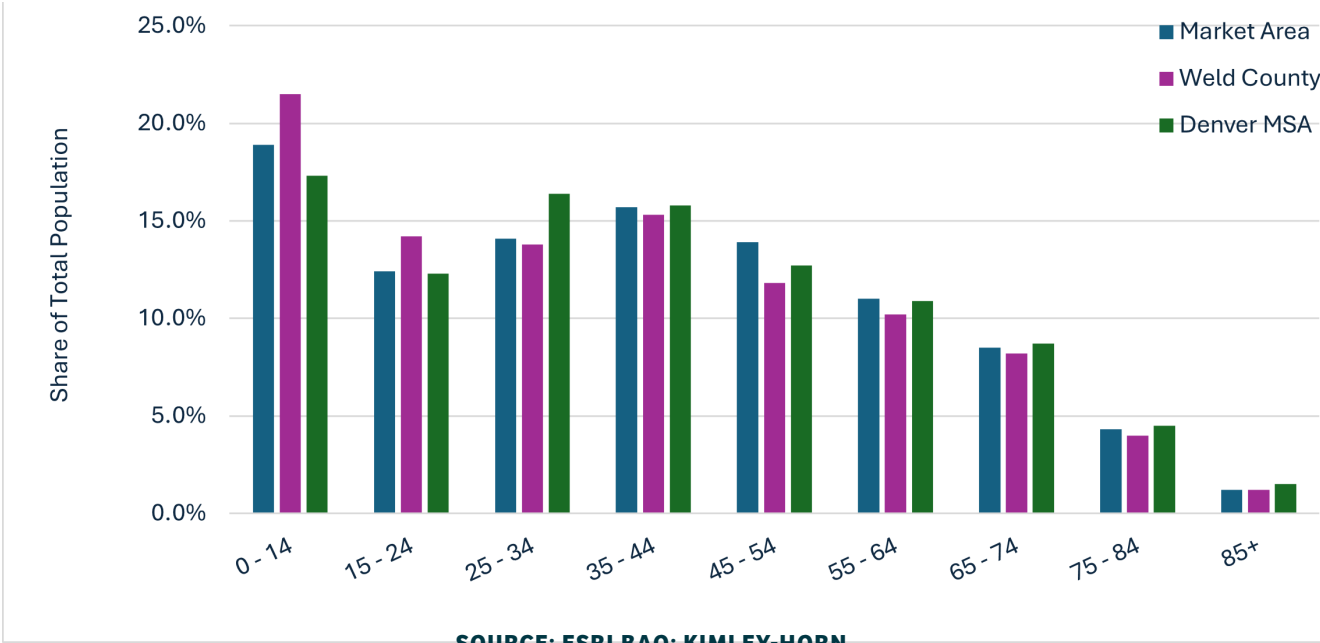
TABLE 2. POPULATION BY AGE COHORT, MARKET AREA, 2010 – 2024

Cohort	2010	2024	2020-2024 Δ	
			#	%
0 - 14	26,897	38,545	11,648	43.3%
15 - 24	16,625	25,289	8,664	52.1%
25 - 34	19,328	28,756	9,428	48.8%
35 - 44	20,409	32,019	11,609	56.9%
45 - 54	18,517	28,348	9,831	53.1%
55 - 64	15,814	22,434	6,620	41.9%
65 - 74	11,354	17,335	5,981	52.7%
75 - 84	4,731	8,770	4,039	85.4%
85+	1,487	2,447	961	64.6%
Total	135,162	203,942	68,780	50.9%

SOURCE: ESRI BAO; KIMLEY-HORN

As illustrated in **Graph 1**, all three analysis geographies show similar overall age distributions. Children under 15 represent a higher share in Weld County and the Market Area over the Denver MSA, driven by the areas being more attractive to families. In comparison, young adults ages 25 to 34 make up a larger share in the Denver MSA, reflecting the concentration of young professionals in the urban core. The Market Area has the highest shares of residents in their prime earning years, between the ages of 45 and 64.

GRAPH 1. COMPARISON OF AGE COHORTS, 2024



Household Trends

The number of households in the Market Area has increased from an estimated 50,117 in 2010 to approximately 77,009 in 2024, representing an increase of nearly 26,900 households and an overall growth rate of 53.7% (**Table 3**). This equates to a CAGR of 3.1%, slightly higher than the population growth rate. Weld County has also experienced notable household growth during this timeframe, increasing by about 39,300 households or 43.9%. Households grew at a significantly higher rate than the population, indicating a decline in household size. On the regional scale, the total number of households in the Denver MSA increased by more than 213,800 between 2010 and 2024, representing a 21.3% rise.

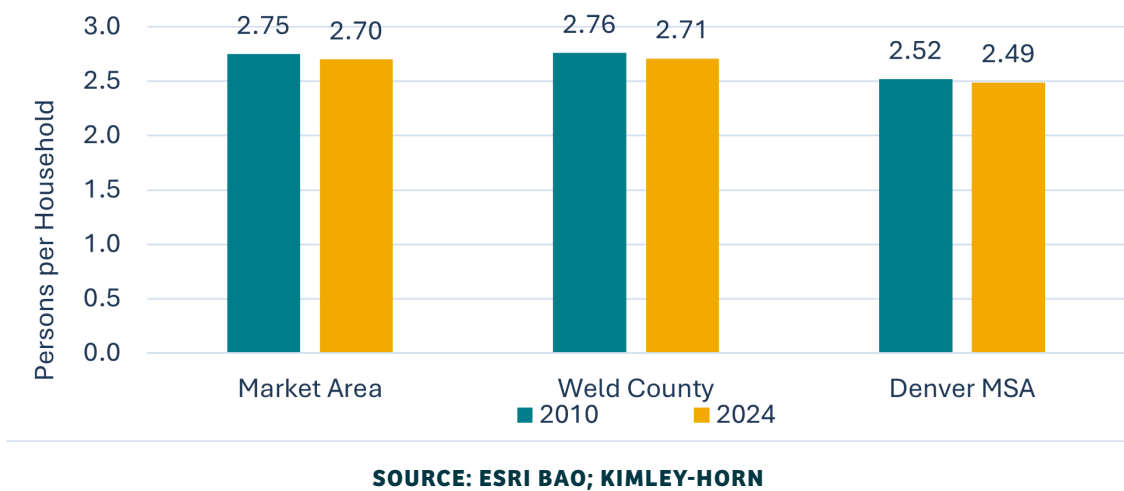
TABLE 3. COMPARISON OF HOUSEHOLD TRENDS, 2010 - 2024

Area	2010	2020	2024	2010-2024 Δ		
				#	%	CAGR
Market Area	50,117	69,309	77,009	26,892	53.7%	3.1%
Weld County	89,348	113,995	128,614	39,266	43.9%	2.6%
Denver MSA	1,004,686	1,167,462	1,218,506	213,820	21.3%	1.4%

SOURCE: ESRI BAO; KIMLEY-HORN

Average household sizes are gradually declining across all three geographies (**Graph 2**). In the Market Area, household size fell from 2.75 persons per household in 2010 to 2.70 in 2024. Weld County experienced a similar decline, from 2.76 to 2.71 during the same period. While the Denver MSA tends to have smaller households overall, the average household size has been relatively stable since 2010, decreasing slightly from 2.52 to 2.49. This trend reflects a continued shift toward smaller household sizes nationwide.

GRAPH 2. COMPARISON OF HOUSEHOLD SIZES, 2010-2024



Graph 3 compares the distribution of household income levels across the three analysis geographies. As shown, the Market Area is home to higher-earning households, with more than 40% of Market Area households earning at least \$150,000 annually, compared to one-third in the Denver MSA and approximately one-quarter in Weld County. In comparison with the Market Area and region, Weld County has higher shares of households in all cohorts earning less than \$150,000 per year. As of 2024, the median household income in the Market Area was estimated at \$123,824, 22.0% higher than Weld County’s measure of \$96,627, and 18.5% higher than the Denver MSA’s measure of \$104,506, underscoring the Market Area’s relative affluence.

GRAPH 3. COMPARISON OF HOUSEHOLD INCOME BY INCOME COHORT, 2024



Employment Characteristics

This section analyzes employment and wage trends by industry over the last five years for the Denver MSA and Market Area, describing overall growth and shifts between economic sectors. A profile of Weld County’s major employers is also presented, as well as a profile of Market Area job centers and commuting patterns.

Weld County Major Employers

The largest employers in Weld County in **Table 4** represent a mix of industries, with particularly strong concentrations in manufacturing, health care, and education. Manufacturing stands out with JBS USA and Vestas together employing nearly 9,000 people. Health Care and Social Assistance is supported by large institutions such as Banner Health and UC Health. Education and Public Administration are also notable contributors to providing stable employment. Collectively, these sectors highlight the County’s employment base, driven by a mix of industry, public services, and education.

TABLE 4. LARGEST EMPLOYERS IN WELD COUNTY, 2022

Rank	Employer	Product/Service	Estimated Employees
1	JBS USA & Affiliates	Manufacturing	6,000
2	Banner Health: North Colorado Medical Center	Health Care and Social Assistance	3,560
3	Vestas	Manufacturing	2,710
4	Greeley/Evans School District	Educational Services	2,258
5	Weld County	Public Administration	1,823
6	University of Northern Colorado	Educational Services	1,488
7	City of Greeley	Public Administration	1,145
8	UC Health	Health Care and Social Assistance	1,060
9	State Farm Insurance Companies	Finance and Insurance	950
10	Aims Community College	Educational Services	934

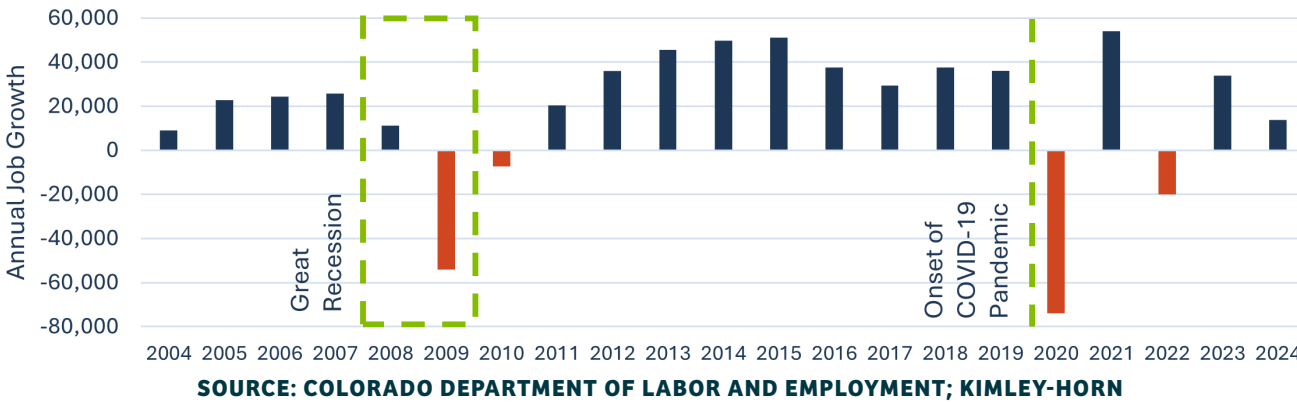
SOURCE: UPSTATE COLORADO ECONOMIC DEVELOPMENT; KIMLEY-HORN

Annualized Employment Growth Trends

DENVER MSA

Since 2004, new jobs have been added in the Denver MSA in all but four annual periods (**Graph 4**). The regional economy was interrupted by the Great Recession, with over 61,000 jobs lost in 2009 and 2010. The region recovered relatively quickly and surpassed pre-recession trends by 2012, posting annual job gains averaging 38,100 jobs per year between 2011 and 2019 before the disruption of the COVID-19 pandemic in 2020. During the onset of the pandemic, the MSA reported a job loss of nearly 74,000 jobs; however, it rebounded the following year, adding 53,900 jobs in 2021. Despite experiencing a net job loss of approximately 20,000 in 2022, that year continued to be a record-breaking year for the most significant job base in the region’s history, with more than 1.5 million jobs reported. Recent years reflect a return to moderate, albeit inconsistent, job growth.

GRAPH 4. ANNUALIZED JOB GROWTH, DENVER MSA, 2004-2024



As shown in **Table 5**, between 2019 and 2024, total employment in the region increased by almost 90,000 jobs, representing a 5.9% increase. Total employment in 2024 was approximately 1.6 million jobs, the most significant job base in the region’s history. Despite overall growth, job losses were reported in eight of the 20 industries, with the most significant losses occurring in Manufacturing, Administrative and Waste Services, and Mining. The net increase in jobs since 2019 was driven by strong growth in the following industries:

- ◆ Professional and Technical Services (+36,353 jobs)
- ◆ Health Care and Social Assistance (+20,597 jobs)
- ◆ Transportation and Warehousing (+14,956 jobs)
- ◆ Public Administration (+7,369 jobs)
- ◆ Educational Services (+6,174 jobs)

Health Care and Social Assistance is the largest employment sector in the Denver MSA, accounting for 12.8% of the region’s workforce and employing more than 206,000 people in 2024. Professional and Technical Services is the second-largest sector, accounting for 11.4% of total employment and reflecting the region’s strong base of knowledge-based industries. Accommodation and Food Services ranks third with 9.0% of jobs, while Retail Trade represents 8.6% of the workforce. Educational Services is also a major contributor, accounting for 7.3% of total employment.

Together, these five sectors comprise nearly 49% of the MSA’s total job base, underscoring the balance between essential services, consumer-driven industries, and professional occupations in the regional economy.

TABLE 5. ANNUALIZED EMPLOYMENT BY INDUSTRY, DENVER MSA, 2019- 2024

Industry Classification	2019	2024	2019-2024 Δ	
			#	%
Professional and Technical Services	147,103	183,456	36,353	24.7%
Health Care and Social Assistance	185,801	206,398	20,597	11.1%
Transportation and Warehousing	69,406	84,362	14,956	21.5%
Public Administration	75,662	83,031	7,369	9.7%
Educational Services	111,955	118,129	6,174	5.5%
Construction	102,079	106,910	4,831	4.7%
Wholesale Trade	74,394	78,162	3,768	5.1%
Other Services, Ex. Public Admin	47,263	50,699	3,436	7.3%
Real Estate and Rental and Leasing	31,532	34,348	2,816	8.9%
Arts, Entertainment, and Recreation	32,065	34,814	2,749	8.6%
Management of Companies and Enterprises	34,330	36,548	2,218	6.5%
Utilities	5,890	6,717	827	14.0%
Accommodation and Food Services	144,777	144,028	-749	-0.5%
Agriculture, Forestry, Fishing & Hunting	4,164	3,294	-870	-20.9%
Retail Trade	138,864	137,776	-1,088	-0.8%
Information	51,727	50,202	-1,525	-2.9%
Finance and Insurance	78,323	76,292	-2,031	-2.6%
Mining	10,953	7,764	-3,189	-29.1%
Administrative and Waste Services	100,750	97,542	-3,208	-3.2%
Manufacturing	70,997	67,261	-3,736	-5.3%
Total	1,518,035	1,607,733	89,698	5.9%

SOURCE: BUREAU OF LABOR STATISTICS (BLS); COLORADO DEPARTMENT OF LABOR AND EMPLOYMENT; KIMLEY-HORN

MARKET AREA

Employment for the Market Area is provided by the US Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD) dataset. The most recently reported year for this information was 2022. As shown in **Table 6**, the Market Area hosted over 86,400 jobs in 2022. The largest sector was Professional and Technical Services, accounting for 13.3% of the Market Area’s job base. Manufacturing (10.7%) and Health Care and Social Assistance (9.9%) are the next largest sectors. Collectively, these three sectors make up almost 40% of the total employment in the area.

These sectors correspond to the employment concentrations in **Figure 15**. Industry sectors that experienced the most notable job growth between 2017 and 2022 include:

- ♦ Transportation and Warehousing (+6,028)
- ♦ Educational Services (+4,757)
- ♦ Professional and Technical Services (+2,872)
- ♦ Public Administration (+2,061)
- ♦ Health Care and Social Assistance (+1,734)

Growth in Transportation and Warehousing was particularly significant, supported by nearly 6 million square feet of new industrial and flex space delivered between 2017 and 2022, including multiple Amazon facilities and other logistics parks along the I-25 corridor as reflected in **Figure 18**. Educational Services grew rapidly as St. Vrain Valley Schools’ 2016 bond program funded projects targeting fast-growing neighborhoods in Erie, which included new capacity and improvements, as well as new early-childhood capacity in the Market Area, culminating in the 2022 opening of New Horizon Academy.

TABLE 6. ANNUALIZED EMPLOYMENT BY INDUSTRY, MARKET AREA, 2017-2022

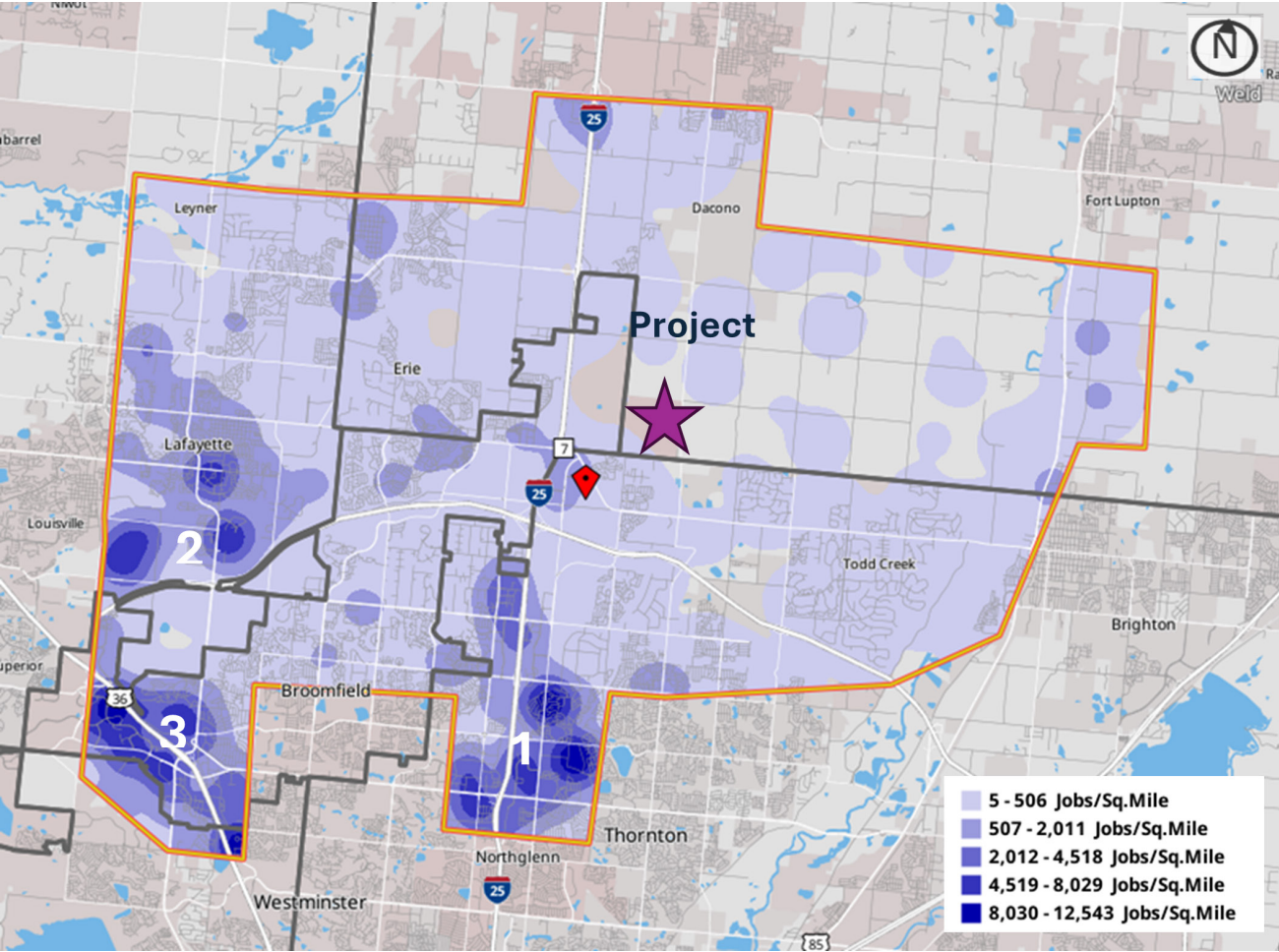
Industry	2017	2022	2017-2022 Δ	
			#	%
Transportation and Warehousing	598	6,626	6,028	1008.0%
Educational Services	1,282	6,039	4,757	371.1%
Professional and Technical Services	8,633	11,505	2,872	33.3%
Public Administration	998	3,059	2,061	206.5%
Health Care and Social Assistance	6,790	8,524	1,734	25.5%
Management of Companies and Enterprises	3,007	4,038	1,031	34.3%
Construction	5,478	6,292	814	14.9%
Manufacturing	8,477	9,217	740	8.7%
Administrative and Waste Services	2,732	3,351	619	22.7%
Wholesale Trade	3,381	3,840	459	13.6%
Arts, Entertainment, and Recreation	955	1,398	443	46.4%
Other Services, Ex. Public Admin	1,389	1,817	428	30.8%
Real Estate and Rental and Leasing	871	1,159	288	33.1%
Retail Trade	6,406	6,676	270	4.2%
Finance and Insurance	2,967	3,187	220	7.4%
Mining	375	562	187	49.9%
Utilities	52	159	107	205.8%
Information	3,007	3,078	71	2.4%
Accommodation and Food Services	5,817	5,832	15	0.3%
Agriculture, Forestry, Fishing & Hunting	218	67	-151	-69.3%
Total	63,433	86,426	22,993	36.2%

SOURCE: LEHD ONTHE MAP; KIMLEY-HORN

Employment in the Market Area is heavily concentrated in the west side of the Market Area, with notable clusters located along the I-25 corridor, near major highway interchanges, and in established commercial and office centers such as Broomfield and Lafayette. The largest job concentrations include:

1. **I-25 and 120th Avenue:** This area represents regional commercial and retail hubs anchored by big-box stores, entertainment, and an Amazon warehouse. Proximity to the interchange makes it an accessible concentration of highway-oriented commercial activity.
2. **US 287 and Northwest Parkway:** This node is mixed employment, blending industrial and warehouse uses to the west with medical and commercial uses along US-287.
3. **West 120th Avenue and US 36:** This area represents a regional employment hub anchored by the Interlocken Business Park and the Rocky Mountain Metropolitan Airport. It combines a concentration of technology and corporate offices with aviation-related jobs, training facilities, and supporting services.

FIGURE 18. EMPLOYMENT CONCENTRATIONS, MARKET AREA, 2022



Annualized Wages by Industry

DENVER MSA

Over the last five years, the average wage in the Denver MSA increased 30.3%, from \$68,199 in 2019 to \$88,863 in 2024 (Table 7). During this period, wages increased across all industry classifications, with the most pronounced gains in the Accommodation and Food Services, Information, and Transportation and Warehousing sectors. Industries that reported the highest wages in the region were Mining, Management of Companies and Enterprises, and Information. Although these sectors offer the highest wages, they account for a relatively small share of employment in the region. Health Care and Social Assistance, which is the largest industry in the area, has an average wage 18% below the MSA average. In contrast, the second largest industry, Professional and Technical Services, has an average wage that is 56% higher than the MSA average.

TABLE 7. ANNUALIZED AVERAGE WAGES, DENVER MSA, 2019-2024

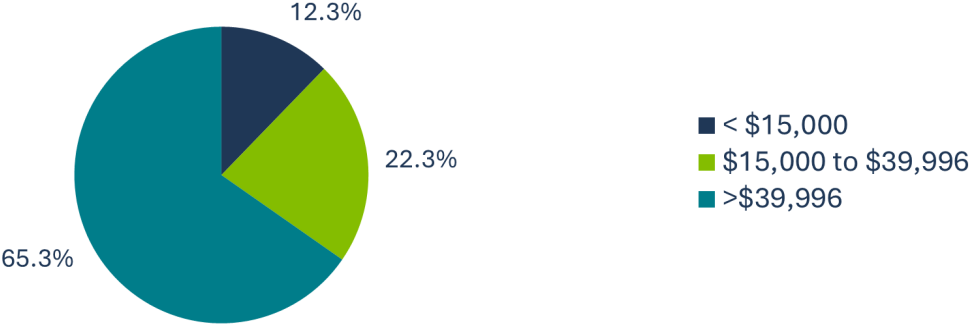
Industry Classification	2019	2024	2019-2024 Δ	
			#	%
Mining	\$176,945	\$239,101	\$62,156	35.1%
Information	\$115,748	\$158,798	\$43,049	37.2%
Professional and Technical Services	\$103,587	\$138,849	\$35,262	34.0%
Finance and Insurance	\$111,530	\$146,642	\$35,112	31.5%
Management of Companies and Enterprises	\$150,657	\$178,780	\$28,124	18.7%
Wholesale Trade	\$94,154	\$117,509	\$23,355	24.8%
Utilities	\$105,674	\$128,895	\$23,221	22.0%
Transportation and Warehousing	\$63,466	\$86,596	\$23,130	36.4%
Real Estate and Rental and Leasing	\$68,591	\$90,533	\$21,942	32.0%
Construction	\$69,737	\$88,283	\$18,546	26.6%
Public Administration	\$73,518	\$90,001	\$16,482	22.4%
Administrative and Waste Services	\$48,663	\$64,693	\$16,030	32.9%
Manufacturing	\$77,736	\$93,731	\$15,995	20.6%
Other Services, Ex. Public Admin	\$44,167	\$60,017	\$15,851	35.9%
Educational Services	\$53,730	\$68,552	\$14,822	27.6%
Health Care and Social Assistance	\$58,503	\$72,632	\$14,129	24.2%
Arts, Entertainment, and Recreation	\$45,624	\$59,489	\$13,864	30.4%
Retail Trade	\$34,770	\$46,202	\$11,433	32.9%
Agriculture, Forestry, Fishing & Hunting	\$36,868	\$47,782	\$10,914	29.6%
Accommodation and Food Services	\$25,851	\$35,608	\$9,757	37.7%
Average	\$68,199	\$88,863	\$20,664	30.3%

SOURCE: BUREAU OF LABOR STATISTICS (BLS); COLORADO DEPARTMENT OF LABOR AND EMPLOYMENT; KIMLEY-HORN

Market Area

Sector-specific wage information is not available for the Market Area. However, according to the US Census, approximately 65% of the Market Area’s job pay wages above \$39,996 per year, and 22.3% have an average annual salary between \$15,001 and \$39,996 (**Graph 5**). The remaining 12.3% of jobs have average annual salary below \$15,000.

GRAPH 5. SHARE OF JOBS BY WAGE RANGE, MARKET AREA, 2022

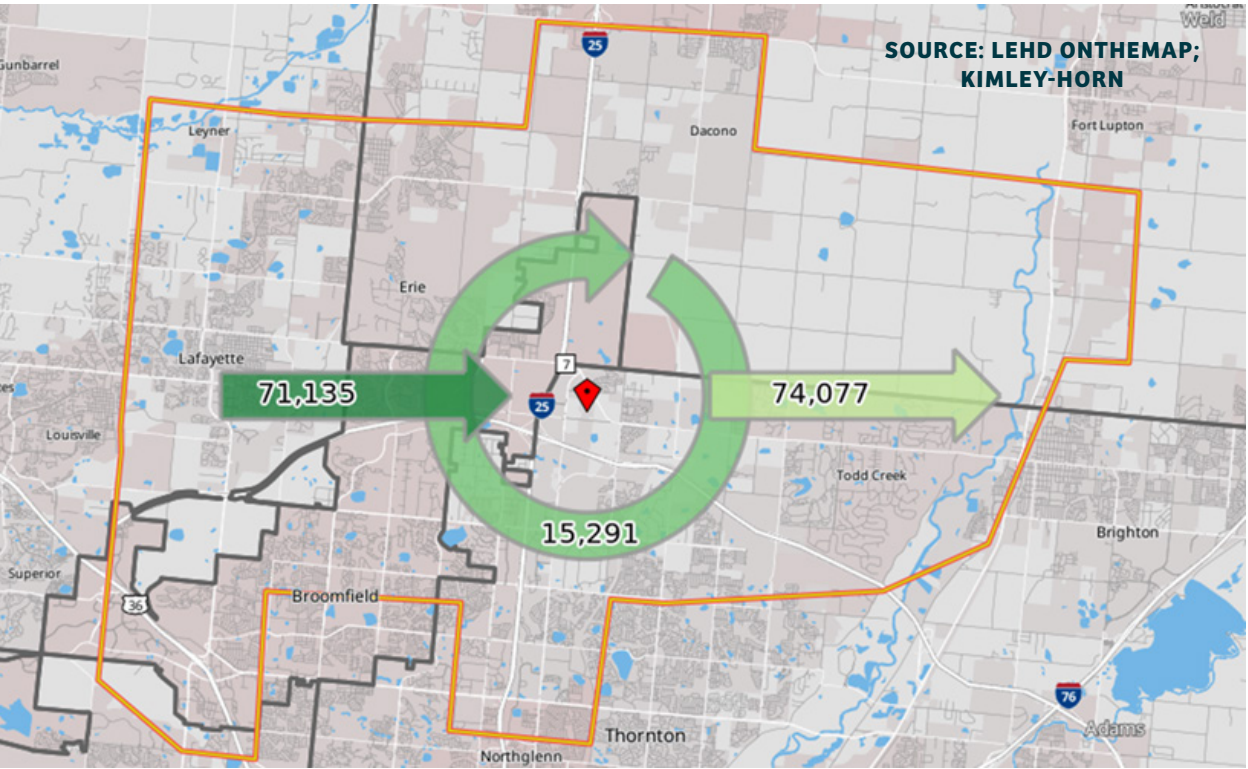


SOURCE: LEHD ONTHEMAP; KIMLEY-HORN

Commuting Patterns

As of 2022, approximately 71,100 people commuted into the Market Area for employment, and nearly 74,100 of the Market Area’s employed population commuted elsewhere (**Figure 19**). The Market Area had an estimated 15,300 people who live and work locally, making up 17.1% of the total employed population. The most popular locations where Market Area residents commute to work include Denver (17.9%), Boulder (11.6%), and Broomfield (7.4%).

FIGURE 19: COMMUTING PATTERNS, MARKET AREA, 2022



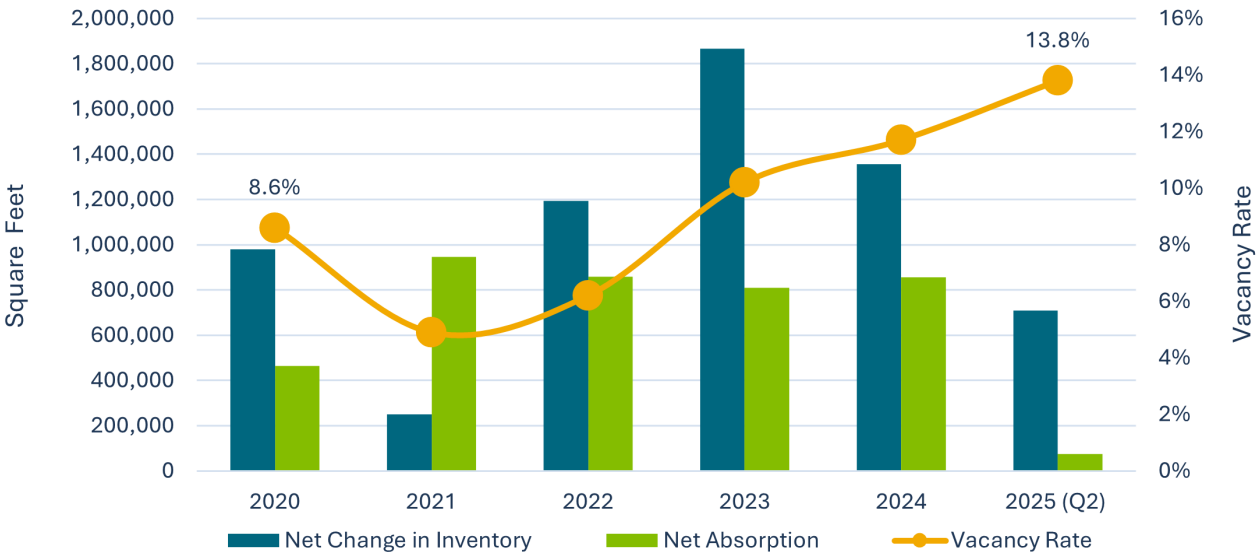
Industrial and Warehousing Supply and Demand Profile

This section analyzes industrial and warehousing market conditions for the Market Area, Weld County, and the Denver MSA. This analysis includes inventory, net absorption, vacancy rates, and rental rates. The development pipeline for projects under construction or proposed in the Market Area is also described, including square footage and estimated annual delivery dates. Based on custom employment forecasts, a demand summary for industrial square footage that could be supported in the Market Area over the next 10 years is also provided.

Industrial and Warehousing Performance Metrics

The performance trends in the Market Area are illustrated in **Graph 6**. The Market Area’s industrial market has experienced strong development activity in recent years, averaging more than 1.15 million square feet of new inventory annually between 2020 and the second quarter of 2025. The 6.35 million square feet of space that has been delivered since 2020 represents a 25% increase in the Market Area’s industrial inventory. While demand has been positive, with net absorption averaging 729,000 square feet per year, it has not kept pace with new supply. As a result, the market experienced an average annual oversupply of more than 426,000 square feet, resulting in sustained upward pressure on vacancy. Vacancy fell to a low of 4.9% in 2021; however, the steady delivery of new products pushed vacancy upward, reaching 13.8% by 2025 (Q2). The mismatch between supply and demand, particularly in 2023 when more than 1.8 million square feet was delivered against a net total absorption of 810,000 square feet, has been the primary driver of rising vacancies.

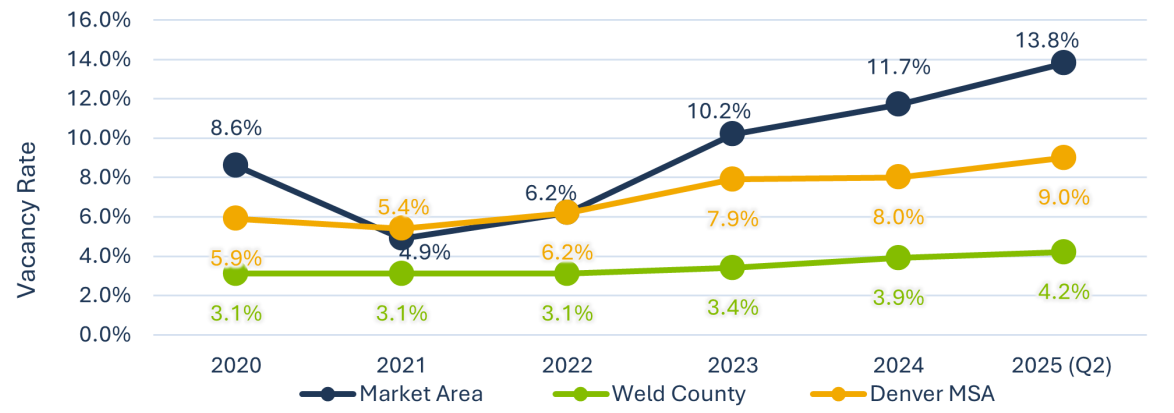
GRAPH 6. INDUSTRIAL PERFORMANCE TRENDS, MARKET AREA, 2020-2025(Q2)



SOURCE: COSTAR; KIMLEY-HORN

Vacancy rates in the Market Area are the highest among the analysis geographies, as illustrated in **Graph 7**. This increase reflects the imbalance between new supply and demand, as net deliveries have consistently outpaced absorption in recent years. The Denver MSA overall shows a steady rise, with vacancies increasing from 5.9% in 2020 to 9.0% in 2025, while Weld County has remained comparatively stable over the same period.

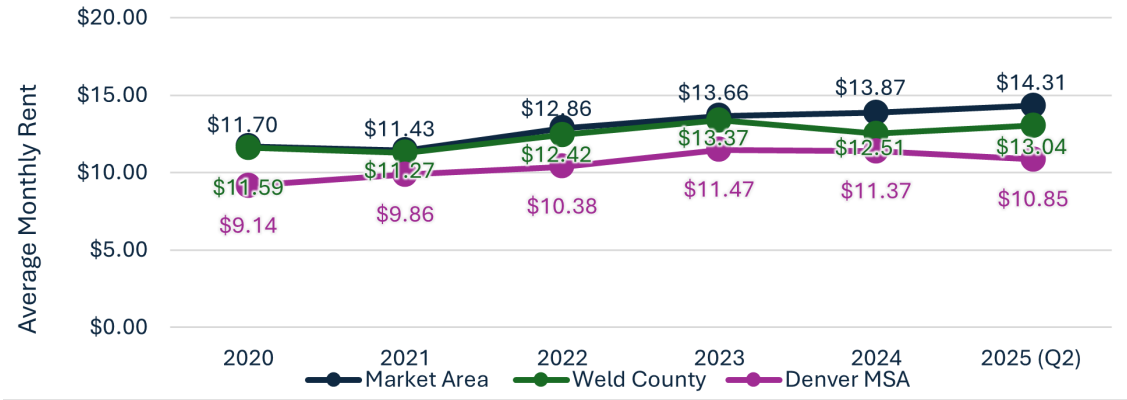
GRAPH 7. COMPARISON OF VACANCY RATES, 2020-2025(Q2)



SOURCE: COSTAR; KIMLEY-HORN

The Market Area has consistently maintained the highest rents, rising from \$11.70 in 2020 to \$14.31 per square foot by 2025(Q2) (**Graph 8**). This represents an overall growth rate of 22.3%. Weld County rents have also grown, albeit at a slower pace of 12.5%, reaching \$13.04. While Denver MSA industrial rents remain the lowest, they grew 18.7% since 2020 and have contracted slightly this year. The robust expansion in supply in the Market Area and the delivery of new, modern industrial space in recent years have likely influenced the continued rent growth, despite the coinciding increase in vacancy.

GRAPH 8. COMPARISON OF INDUSTRIAL RENTS, 2020-2025(Q2)



SOURCE: COSTAR; KIMLEY-HORN

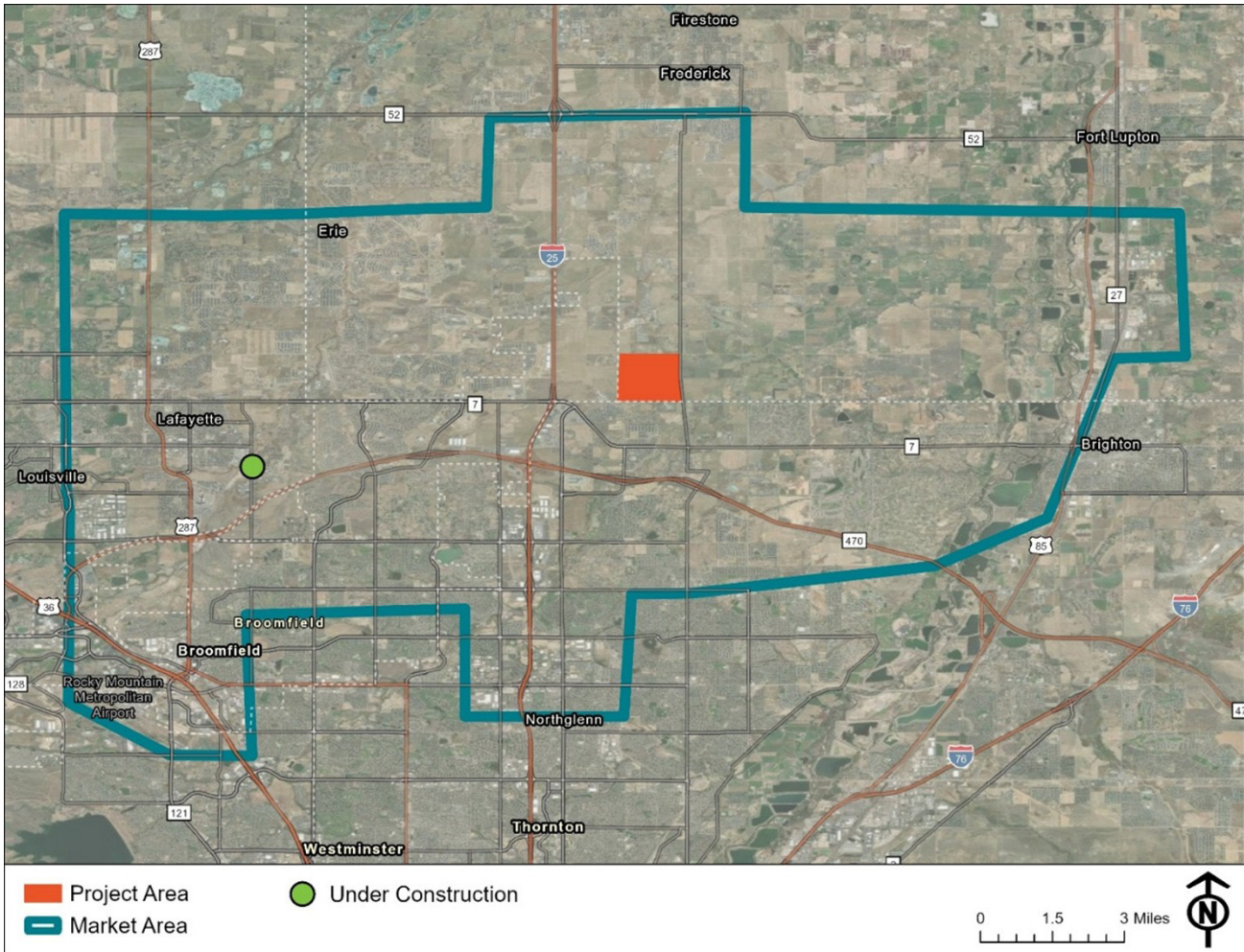
Development Pipeline

This section identifies industrial and warehousing developments that are under construction or proposed in the Market Area. Information was obtained through CoStar and was verified through additional primary research. Proposed projects identified are defined as those that have approved entitlements or are actively seeking approval. One project was identified as under construction, and an additional 27 proposed industrial and warehousing developments were also identified.

UNDER CONSTRUCTION DEVELOPMENTS

As mentioned, only one industrial development was identified as currently being under construction within the Market Area (**Figure 20**). Located at 1737 Majestic Drive in Lafayette, it is a 22,250-square-foot, two-story industrial condominium project on a 1.77-acre site. Construction began in April 2022, with completion anticipated by early 2026. Classified as a 3-Star industrial property by CoStar, the building is designed for multi-tenant occupancy and is expected to command rental rates in the range of \$14 to \$18 per square foot.

FIGURE 20. INDUSTRIAL AND WAREHOUSING DEVELOPMENT ACTIVITY, MARKET AREA, 2025



SOURCE: COSTAR; KIMLEY-HORN

PROPOSED DEVELOPMENTS

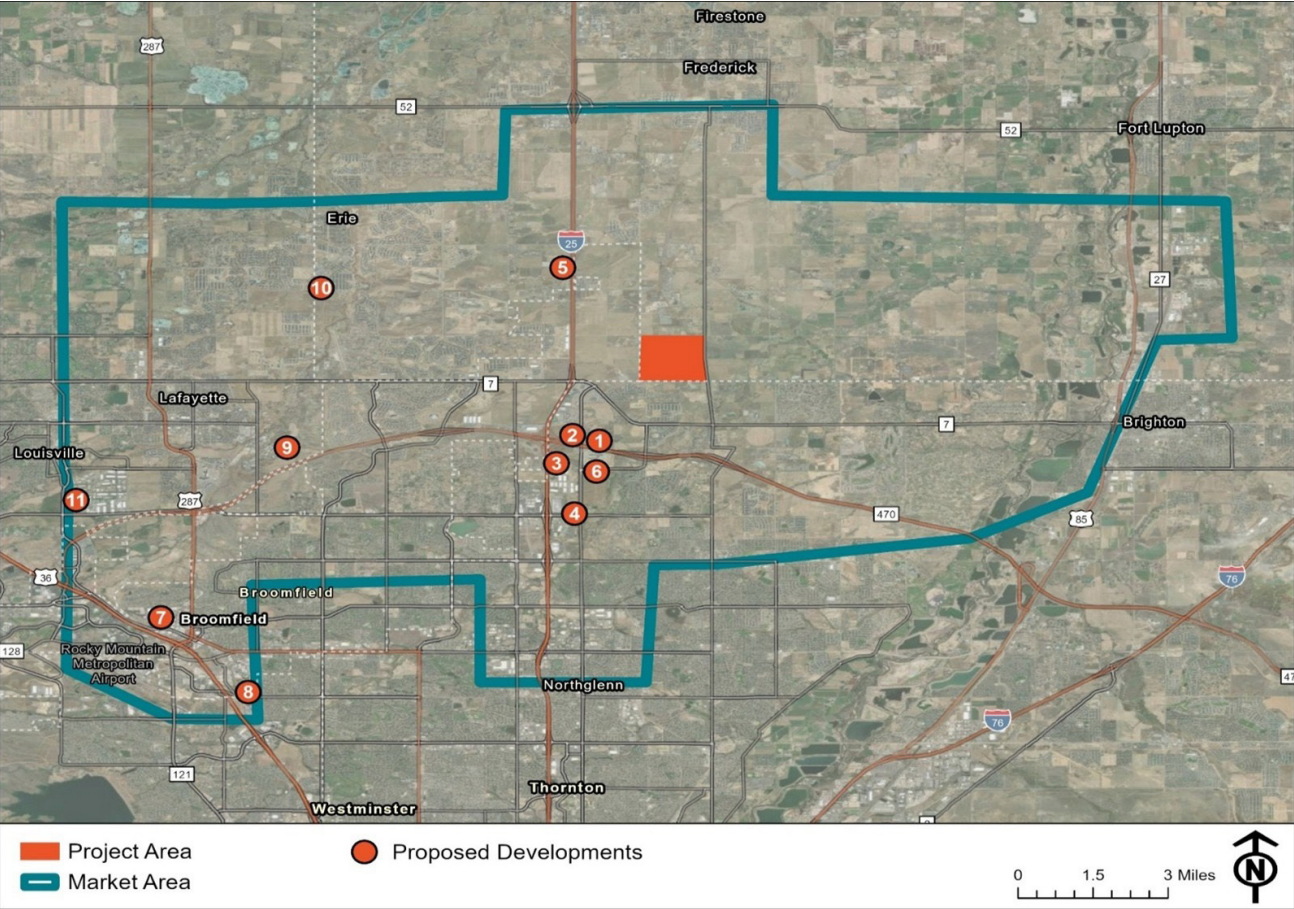
Proposed projects are identified as having approved entitlements or an active rezoning/site plan application. As shown in **Table 8**, there are approximately 4.0 million square feet of new industrial space proposed across 11 identified industrial parks within the Market Area, representing 27 individual buildings in various stages of planning. **Figure 21** illustrates the geographic distribution of the proposed sites. The largest concentrations of proposed space are located at Denver North Logistics Park, Crossroads 25, and Eagle 25 Logistics Center, which together account for nearly 80% of total planned development. Other projects, such as Creekside Innovation Park in Thornton/Broomfield and Empire Business Park in Erie, are smaller in scale. The scale of the Market Area’s pipeline demonstrates continued interest in the local market, particularly near key highway interchanges along I-25 and E-470. Although it is unlikely that all four million square feet will be delivered in the near term, and some projects may fail to move forward for several reasons, including a lack of financing, given the current elevated vacancy rate and the amount of available space, as well as the inability to identify suitable locations.

TABLE 8. PROPOSED DEVELOPMENT ACTIVITY, MARKET AREA, 2025

Map Key	Property	Address	Jurisdiction	Square Feet	# of Buildings
1	Denver North Logistics Park	15770 Washington St	Thornton/Broomfield	1,470,484	4
2	Crossroads 25	TBD I-25 & E-470	Thornton	1,107,220	6
3	Eagle 25 Logistics Center	Eagle 25 Logistics Center	Thornton	726,324	4
4	Creekside Innovation	SWC 148th Avenue	Thornton/Broomfield	252,200	2
5	Empire Business Park	2497 W I-25 Frontage Rd	Erie	135,000	5
6	5280 Logistics Park	15210 Washington St	Thornton	121,640	1
7	N/A	TBD W Midway Blvd	Broomfield	78,000	1
8	Interpark BTS	11280 Reed Way	Broomfield	58,240	1
9	N/A	1387 Horizon Ave	Lafayette	25,612	1
10	Ward Flex Building	1041 Carbon Ct	Erie	18,000	1
11	N/A	517 South Arthur Avenue	Louisville	16,294	1
Total				4,009,014	

SOURCE: COSTAR; KIMLEY-HORN

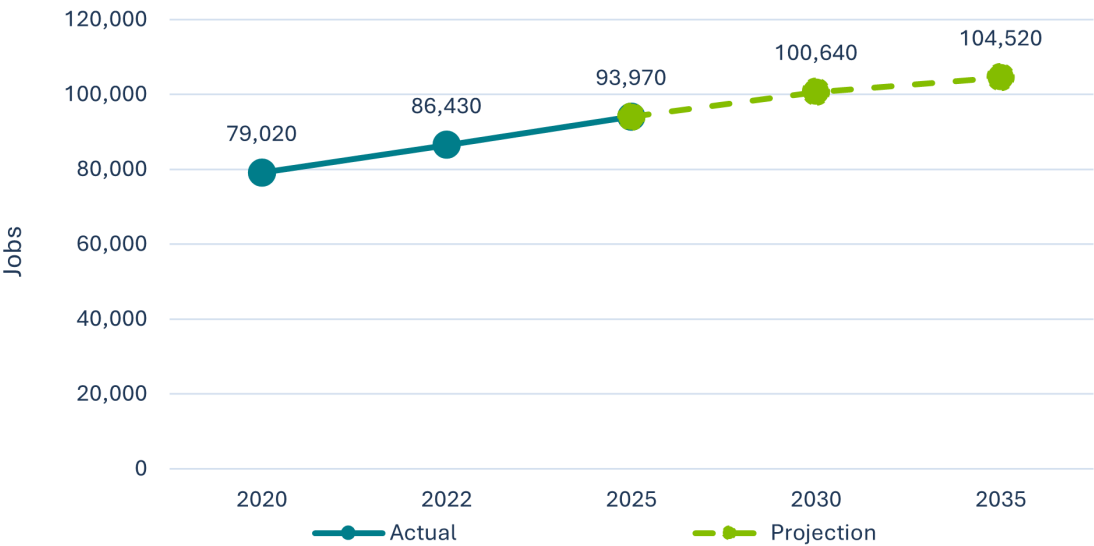
FIGURE 21. PROPOSED DEVELOPMENT ACTIVITY, MARKET AREA, 2025



Employment and Industry Forecasts

Employment forecasts shown in **Graph 9** are based on interpretations of the projects prepared by the Colorado State Demographers’ Office. The Market Area has an estimated base of roughly 94,000 jobs in 2025; total employment is forecasted to reach more than 104,500 jobs by 2035, representing growth of just over 11% over the 10 years. This steady increase reflects a continuation of the Market Area’s population growth, supported by the area’s strategic location along the I-25 corridor and the expansion of key industries.

GRAPH 9. EMPLOYMENT FORECAST, MARKET AREA, 2020-2035



SOURCE: COLORADO STATE DEMOGRAPHER; ESRI BAO; LEHD ONTHEMAP; KIMLEY-HORN

Employment in the Market Area is expected to diversify further over the next decade, with most industries showing steady growth (**Table 9**). By 2035, the most significant sectors are projected to continue to be Professional and Technical Services, Health Care and Social Assistance, and Manufacturing, each forecasted to host more than 10,000 jobs. Sectors tied to the region’s logistics and business services base, such as Transportation and Warehousing, Wholesale Trade, and Management of Companies, are also anticipated to expand, though at a more moderate pace than in recent years. Educational Services, which experienced outsized gains in the last decade, is projected to return to more sustainable growth levels. Collectively, these trends reflect a balanced employment profile in which both goods-producing and service-providing industries support the Market Area’s long-term growth.

TABLE 9. EMPLOYMENT BY INDUSTRY FORECAST, MARKET AREA, 2025-2035

Industry	2025	2035	2025-2035 Δ	
			#	%
Professional and Technical Services	13,654	15,452	1,798	13.2%
Health Care and Social Assistance	9,034	10,512	1,478	16.4%
Manufacturing	9,131	10,316	1,185	13.0%
Construction	6,068	7,201	1,133	18.7%
Transportation and Warehousing	8,593	9,240	648	7.5%
Educational Services	7,832	8,422	590	7.5%
Management of Companies and Enterprises	4,530	5,118	588	13.0%
Wholesale Trade	4,496	5,080	584	13.0%
Information	2,571	3,051	480	18.7%
Retail Trade	6,296	6,771	475	7.5%
Accommodation and Food Services	5,415	5,823	409	7.5%
Finance and Insurance	3,549	3,816	267	7.5%
Mining	470	678	208	44.2%
Administrative and Waste Services	3,261	3,449	188	5.8%
Real Estate and Rental and Leasing	1,334	1,507	173	13.0%
Other Services, Ex. Public Admin	2,012	2,163	151	7.5%
Arts, Entertainment, and Recreation	1,494	1,606	112	7.5%
Public Administration	3,968	4,060	93	2.3%
Utilities	207	223	16	7.7%
Agriculture, Forestry, Fishing & Hunting	56	31	-25	-44.0%
Total	93,970	104,520	10,550	11.2%

SOURCE: COLORADO STATE DEMOGRAPHER; ESRI BAO; LEHD ONTHEMAP; KIMLEY-HORN

Industrial and Warehousing Demand

TABLE 10. INDUSTRIAL OCCUPYING JOB FORECAST, MARKET AREA, 2025 - 2035

Total Industry	Industrial Share			2025-2035 Δ	
		2025	2035	#	%
Forestry, Fishing, and Related Activities	0.0%	0	0	0	0.0%
Mining	5.0%	23	34	10	44.2%
Utilities	15.0%	31	33	2	7.7%
Construction	15.0%	910	1,080	170	18.7%
Manufacturing	95.0%	8,674	9,800	1,126	13.0%
Wholesale Trade	90.0%	4,046	4,572	525	13.0%
Retail Trade	8.0%	504	542	38	7.5%
Transportation and Warehousing	70.0%	6,015	6,468	453	7.5%
Information	20.0%	514	610	96	18.7%
Finance and Insurance	0.0%	0	0	0	0.0%
Real Estate and Rental and Leasing	0.0%	0	0	0	0.0%
Professional and Technical Services	5.0%	683	773	90	13.2%
Management of Companies and Enterprises	5.0%	226	256	29	13.0%
Adminsitrative and Waste Services	25.0%	815	862	47	5.8%
Educational Services	2.0%	157	168	12	7.5%
Health Care and Social Assistance	2.0%	181	210	30	16.4%
Arts, Entertainment, and Recreation	0.0%	0	0	0	0.0%
Accommodation and Food Services	0.0%	0	0	0	0.0%
Other Services	5.0%	101	108	8	7.5%
Government	0.0%	0	0	0	0.0%
Total		22,881	25,517	2,637	11.5%

SOURCE: COLORADO STATE DEMOGRAPHER; ESRI BAO; LEHD ONTHEMAP; KIMLEY-HORN

The industrial demand forecast indicates that growth in industrial-occupying jobs will generate an estimated 1.58 million square feet of new demand through 2035 (Table 11). After accounting for an average factor of 600 square feet per employee, total net industrial demand rises to 1.74 million square feet. According to CoStar, current market vacancy levels are at an elevated rate of 13.8%, primarily due to the robust growth in inventory over recent years. A correction has been applied to align with a healthier long-term benchmark of 10.0% vacancy. This adjustment reduces net new demand by approximately 73,500 square feet, resulting in a total Market Area demand estimate of 1.67 million square feet through 2035.

TABLE 11. NEW INDUSTRIAL SPACE DEMAND, MARKET AREA, 2025-2035

Measure	Net New Demand (SF)
Industrial-Occupying Jobs	2,637
<i>Square Feet/Employee</i>	<i>600</i>
Net Demand (Sq.Ft.)	1,582,021
<i>Vacancy Rate</i>	<i>10.0%</i>
Net Industrial Space Demand	1,740,223
<i>Vacancy Rate Correction</i>	<i>(73,500)</i>
Market Area Total Demand	1,666,723

Conclusion

The Market Area has experienced substantial growth, increasing by more than 50% between 2010 and 2024 to over 200,000 residents. Commuting patterns suggest that the Market Area serves as both a residential base and an employment hub, with significant inflows and outflows reinforcing its regional role along the I-25 corridor. Employment totaled over 86,000 jobs in 2022 and is projected to exceed 104,500 by 2035, driven by expansions in Professional and Technical Services, Health Care, and Manufacturing. Industrial-occupying employment is expected to climb to 25,500 jobs, supporting demand for an additional 1.7 million square feet of space, even after accounting for current vacancies.

However, these needs must be understood within the context of the existing development pipeline. Between 2020 and 2025, more than 6.3 million square feet of industrial space were delivered, resulting in vacancy rates of nearly 14% by early 2025. While only a small share of the 4.0 million square feet in the pipeline is under construction, the sheer scale of proposed projects creates uncertainty around timing and absorption.

Although current vacancies are elevated, this largely reflects the lease-up of new product; prior to these deliveries, vacancy rates were significantly lower. This suggests the market remains fundamentally strong and well-positioned to capture demand once absorption stabilizes. Performance trends also show that industrial rents in the Market Area continue to outperform regional averages, underscoring the importance of phasing new development to align with market readiness.

Aligning future land uses in Section 36 with realistic absorption potential will be critical to balancing opportunity with long-term market health. While this analysis focused on industrial conditions, continued population and employment growth will also create demand for broader commercial and service uses. These dynamics underscore the need to position the site to accommodate a diverse range of uses that cater to both near-term market demands and long-term economic potential.

To guide planning, the site’s development potential can be viewed across three opportunity categories: warehouse/distribution, small-scale manufacturing, and showroom flex. Together, these opportunity categories provide a framework to guide land-use and development decisions in Section 36. They are not intended as fixed designations but as strategic market-informed directions that can flex as the broader regional market evolves. Positioning the site to accommodate a balanced mix of users, while phasing large-scale space cautiously and encouraging smaller-scale tenants in the near term, will help manage risk, support absorption, and catalyze early activity. As the Subarea Plan advances, these insights can inform future infrastructure planning, land use policy, and economic development strategies that align long-term vision with market feasibility.

- ◆ **Warehouse / Distribution** – Large-footprint buildings designed for high-volume storage and goods movement, typically serving regional logistics networks. Users may include e-commerce fulfillment centers, third-party logistics providers, or regional distributors requiring 75,000 to 500,000+ square feet with high clear heights, deep truck courts, and heavy trailer parking. While demand exists, this category should be pursued cautiously in the long term, given elevated vacancy rates and more than 4 million square feet of proposed space still in the pipeline.



- ◆ **Small-Scale Manufacturing** – Light industrial buildings supporting local or regional production, assembly, and fabrication activities. Common users include food and beverage producers, construction materials suppliers, and fabricated metal product manufacturers, often occupying facilities ranging from 20,000 to 80,000 square feet, featuring heavy power, loading docks, and some outdoor laydown space. With strong projected job growth and the ability to absorb space incrementally, this category represents a moderate to strong opportunity.



- ◆ **Showroom Flex** – Hybrid spaces with integrated warehouse or light assembly areas that serve tenants needing customer-facing space alongside storage or production. Users such as building trades, furniture/flooring suppliers, construction suppliers, specialty retailers, and service firms typically occupy 10,000 to 30,000 square feet with 20 to 40% showroom buildout and rear-loaded warehouse space. This format offers a moderate opportunity to backfill existing inventory and capture demand from smaller tenants seeking lower-cost, flexible space.





Appendix B. Glossary and Acronyms

Glossary

Area Plan – A detailed, localized planning document focused on a specific geographic area within a city. It guides development, land use, transportation, infrastructure, and community services to enhance the quality of life and support sustainable growth.

Annexation – The process by which a city incorporates new territory into its jurisdiction, making it subject to the City's regulations and services.

Buffer Zone – An area of land maintained to separate different land uses or to protect sensitive areas.

Comprehensive Plan – A citywide policy document that provides a blueprint for future growth, land use, and development, serving as the foundation for more detailed area plans.

Development Agreement – A legal contract between a municipality and a developer outlining terms and conditions for development.

Flex Industrial – A land use type designed for versatile, smaller-scale industrial activities. These spaces can accommodate light manufacturing, warehousing, office, and research uses, and are adaptable for emerging industries and hybrid operations.

Green Infrastructure – Sustainable infrastructure solutions that use natural processes (e.g., bioswales, permeable surfaces).

Light Industrial – Areas designated for smaller-scale industrial activities such as manufacturing, processing, and storage of goods. These uses typically have lower environmental impacts and are better suited near residential areas.

Public Facilities – Land designated for essential community services and infrastructure, including government buildings, schools, emergency services, and utility infrastructure.

Land Use Scenario – A planning tool that explores different pathways for accommodating development interests, infrastructure needs, and community priorities. Scenarios help visualize the long-term impacts of various planning choices.

Preferred Alternative – The land use scenario selected through community and stakeholder feedback as the best fit for the area's vision and goals.

Redevelopment – The process of repurposing or revitalizing existing properties or vacant land to better meet current and future community needs.

Regulatory Floodway Zone – The channel of a river or other watercourse and adjacent land areas reserved to discharge the base flood without increasing water surface elevation.

Stakeholder – Any individual, group, or organization with an interest in the planning area, including residents, property owners, businesses, and government agencies.

Community Engagement – The process of involving residents, stakeholders, and adjacent jurisdictions in the planning process to gather feedback and build consensus.

Implementation Strategies – Actionable steps and recommendations designed to bring the plan's vision and goals to life, ensuring that development is feasible, attainable, and practical.

Market Analysis – An assessment of demographic, economic, and real estate trends to inform future development potential and land use decisions.

Microtransit – Flexible, on-demand public transportation service, often using smaller vehicles.

Mitigation – Actions taken to reduce adverse impacts (often environmental).

Hydraulic Fracturing – A well stimulation technique used to extract oil or natural gas from underground rock formations by injecting high-pressure fluid (typically water mixed with sand and chemicals) to create fractures in the rock, allowing hydrocarbons to flow more freely. In Section 36, hydraulic fracturing operations are subject to specific regulations and setbacks.

Remediation – The process of cleaning up and restoring land after industrial or extractive activities, such as hydraulic fracturing, to ensure safety and compliance with environmental standards.

Setback – A required minimum distance between a structure or activity (such as a well or building) and property lines, roads, or other features, intended to ensure safety and compatibility.

Stormwater Management – Strategies to control runoff and improve water quality.

Riparian Habitat – An area adjacent to rivers or streams that supports unique vegetation and wildlife, often requiring special protection or mitigation in development projects.

Unified Development Ordinance (UDO) – A regulatory document that consolidates zoning, subdivision, and other land use regulations into a single code to guide development within a city

Acronyms

COGCC – Colorado Oil and Gas Conservation Commission

CSFS – Colorado State Forest Service

ESRI BAO – ESRI Business Analyst Online

FEMA – Federal Emergency Management Agency

IGA – Intergovernmental Agreement

LEED AP – Leadership in Energy and Environmental Design Accredited Professional

LEHD – Longitudinal Employer-Household Dynamics

MSA – Metropolitan Statistical Area

MW – Megawatt (unit of power)

NPD – Northglenn Police Department

NMFD – North Metro Fire District

PPP – Public-Private Partnership

RTD – Regional Transportation District

ROW – Right-of-Way

TOD – Transit Oriented Development

UDO – Unified Development Ordinance

USCC – US Composting Council

WWTP – Wastewater Treatment Plant