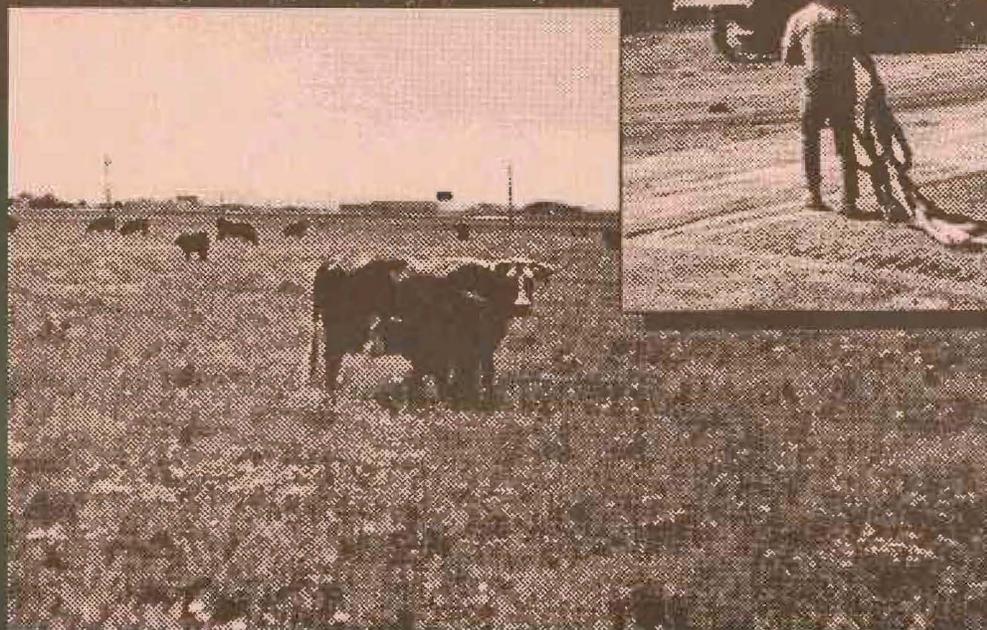
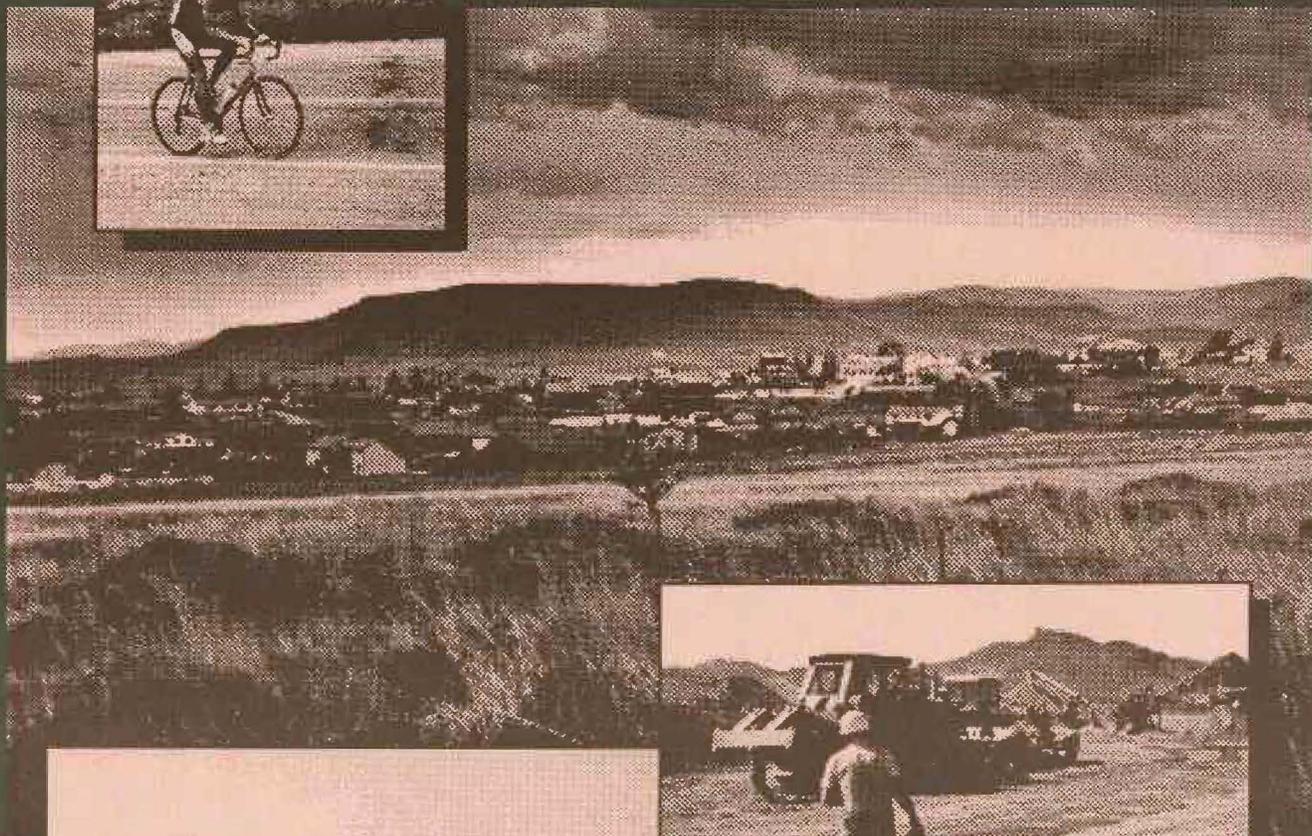


CPR

Northeast Jefferson County

COMMUNITY PROFILE REPORT

NORTHEAST



**COMMUNITY
PROFILE**

JEFFERSON COUNTY, COLORADO, PLANNING DEPARTMENT

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Board Of County Commissioners

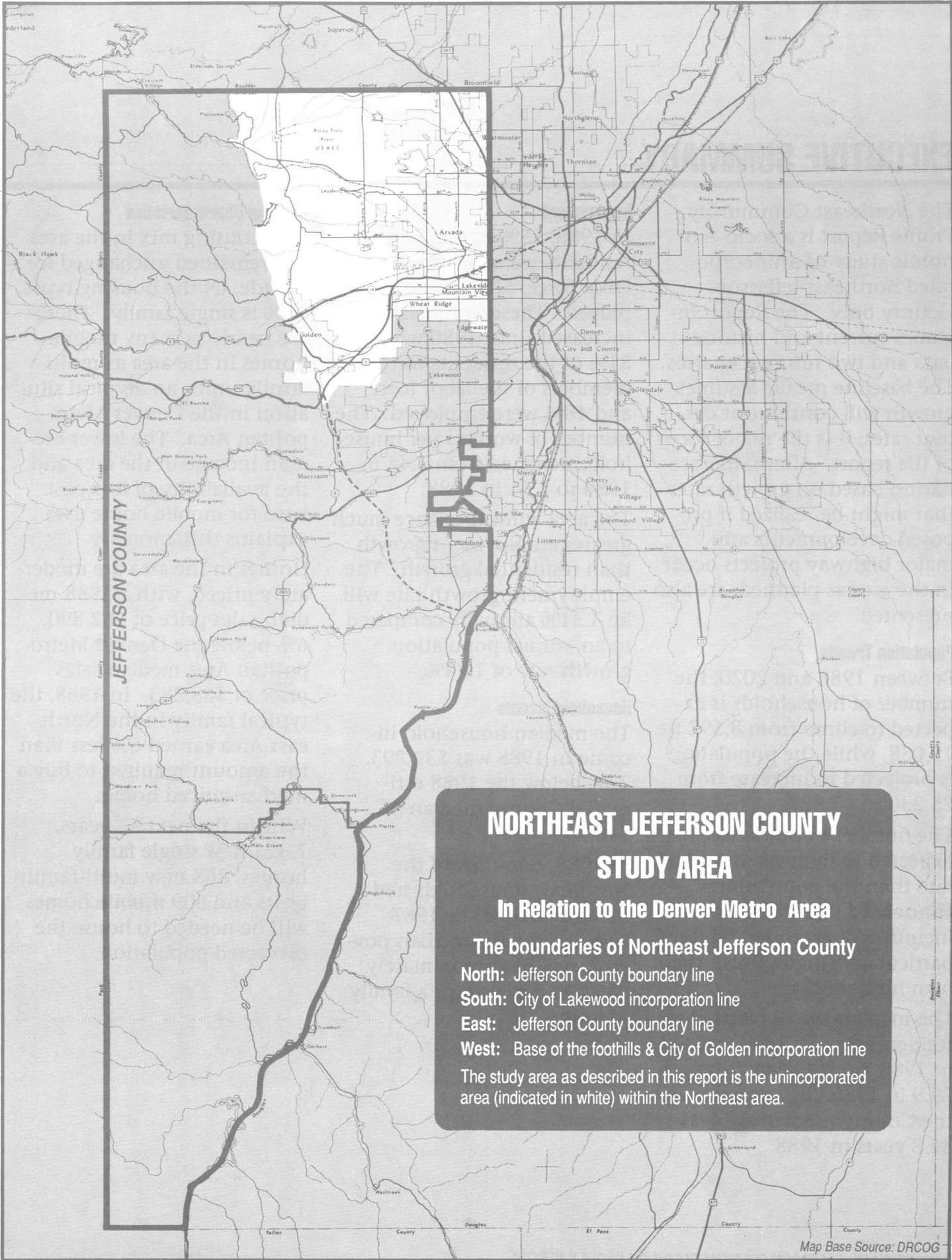
Marjorie E. Clement, *Chairman*, District No. 2

Rich Ferdinandsen, District No. 1

John P. Stone, District No. 3

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Jefferson County Planning Department, 18301 W. 10th Avenue, Suite #220, Golden CO 80401. Phone: (303)-278-5865



NORTHEAST JEFFERSON COUNTY STUDY AREA

In Relation to the Denver Metro Area

- The boundaries of Northeast Jefferson County**
- North:** Jefferson County boundary line
- South:** City of Lakewood incorporation line
- East:** Jefferson County boundary line
- West:** Base of the foothills & City of Golden incorporation line

The study area as described in this report is the unincorporated area (indicated in white) within the Northeast area.

EXECUTIVE SUMMARY

The Northeast Community Profile Report is a socio-economic study of unincorporated northeast Jefferson County only. The Report includes current and historic data and two future scenarios. The baseline profile assumes growth will continue at current rates; it is the major focus of the report. Alternative scenarios, based on growth rates that might be realized if proposed developments and major highway projects occur in the area as planned, are also presented.

Population Trends

Between 1988 and 2020, the number of households is expected to climb from 8,592 to 18,058, while the population is projected to increase from 25,230 to 43,827.

The number of households is expected to increase at a faster rate than the population. Household size will shrink as members of extended families, particularly singles, form their own households.

The median age of Northeast residents was 31.3 years of age in 1988, up 1.4 years from 29.9 in 1980. By comparison, the County median age was 31.8 years in 1988.

Employment

In 1988, 55% of the Northeast residents were members of the labor force; 52% were employed. These numbers have increased since 1980 when 51% of the residents were members of the labor force and 48% were employed. The number of workers per household increased from 1.45 in 1980 to 1.61 in 1988.

The area will experience much greater employment growth than residential growth. The employment growth rate will be 3.34% annually compared to an annual population growth rate of 1.74%.

Household Income

The median household income in 1988 was \$31,293, 22% below the 1988 estimated County median of \$40,299.

In 1988, one-fifth of the Northeast households had incomes below the 1987 adjusted federal median poverty level of approximately \$15,000 per year for a family of four.

Housing Characteristics

The housing mix in the area has remained unchanged for a decade. Of the housing types, 83% is single family. There are nearly as many mobile homes in the area as multi-family units, an atypical situation in the Denver Metropolitan Area. The lower median income in the area and the availability of low cost land for mobile home uses explains this anomaly.

Homes in the area are moderately priced, with a 1988 median sales price of \$82,890, 6% below the Denver Metropolitan Area median sales price of \$88,283. In 1988, the typical family in the Northeast Area earned 6% less than the amount required to buy a median-priced home.

Within the next 32 years, 7,321 new single family homes, 868 new multi-family units and 809 mobile homes will be needed to house the projected population.

Between 1988 and 2020:

- ✓ *The population will grow 1.74% annually, from 25,230 to 43,827;*
- ✓ *The number of households will increase 2.35% annually, from 8,592 to 18,058; and*
- ✓ *The number of jobs will increase 3.34% annually, from 12,500 to 34,297*

Retail

There is approximately 750,000 square feet of retail space in the Northeast area. Most of this space is in small shops, restaurants and gas stations. There are no regional shopping centers in the study area, but as growth occurs in the Northeast, there will be greater demand for retail development.

Retail vacancy rates are approximately 17-20%, based on random field surveys, and lease rates average \$10.50 per square foot.

Office

There is approximately 1,696,000 square feet of office space in the Northeast Area. Field surveys indicate vacancy rates are near 20%. Lease rates average \$10-12.00 per square foot.

Industrial

The study area includes one of the most concentrated areas of industrial space in the metropolitan area. The area has 6,308,600 square feet of industrial space, most of it located at the Rocky Flats Plant and at Coors. Most industrial space is owner-occupied. Demand for light industrial space has remained strong and vacancy rates tend to be low.

Commercial Trends

If historic trends prevail, the demand for nonresidential space is expected to increase 94% by 2020, a compounded annual growth rate of 2.1%. The availability of vacant land in the Northeast will be a positive factor in attracting business.

Growth will not be uniform by land use. Industrial land uses will continue to dominate the area. The large industrial employment base will generate an increase in demand for both retail and office space.

Although more retail dollars are being spent outside the Northeast Area than within it, the infusion of capital into the area from the exportation of goods and services by the manufacturing and office sectors more than offsets the loss of retail dollars from the area. Office and industrial development will be economically more beneficial to the area than retail development.

Growth Determinants

Growth will inevitably occur in the Northeast Area, but the amount and timing of the growth is difficult to predict. A variety of factors will affect development in the area:

- Federal policy and budgetary decisions regarding the Rocky Flats Plant;
- Location and timing of the construction of W-470;
- Amount of increased activity at the Jefferson County Airport;
- Water availability;
- Annexations; and
- Denver's economy and metropolitan area competition.

Summary

During the next 32 years, household and population growth is expected to increase moderately, while employment and income growth is expected to increase dramatically. Should significant annexations occur in this study area, growth in unincorporated areas will be correspondingly reduced.

The community will maintain a profile comparable to its present character throughout the 1990's.

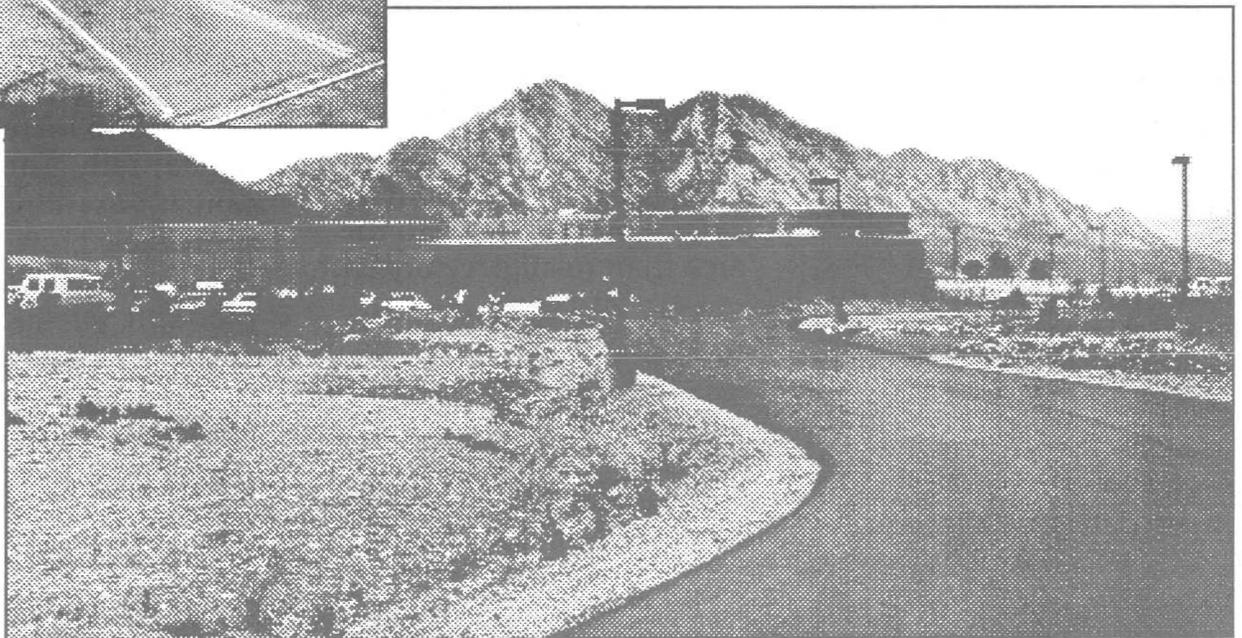
NORTHEAST JEFFERSON COUNTY COMMUNITY PROFILE REPORT

REPORT DESCRIPTION

The following report is a socio-economic study of Northeast Jefferson County. Base data was compiled from a variety of sources, then analyzed to create a baseline data profile for the unincorporated portions of the study area. In the baseline profile, it was assumed that the study area would grow as a result of several factors which are currently in place, including a stable 1989 area economy, a new Denver international airport and a convention center. Using this baseline profile and historic trends, a future scenario for the Northeast Area was developed. The data sources are listed in the Appendix.

Although the baseline profile is the basis of this report, alternative growth scenarios based on the completion of several proposed developments and major highways are presented in boxes. These alternative scenarios were developed by compiling corresponding traffic zone data from the W-470 Revenue Study and the Denver Regional Council of Governments (DRCOG) 2010 Traffic Study. If all the potential developments occur, growth rates would exceed those in the baseline profile.

This report complements the North Plains Community Plan (NPCP). The NPCP is a guide for future development of Northeast Jefferson County. While the geographic areas covered by the NPCP and this report are not identical, the socio-economic information in this report generally applies to the NPCP area. Copies of the NPCP are available at the Jefferson County Planning Department office.



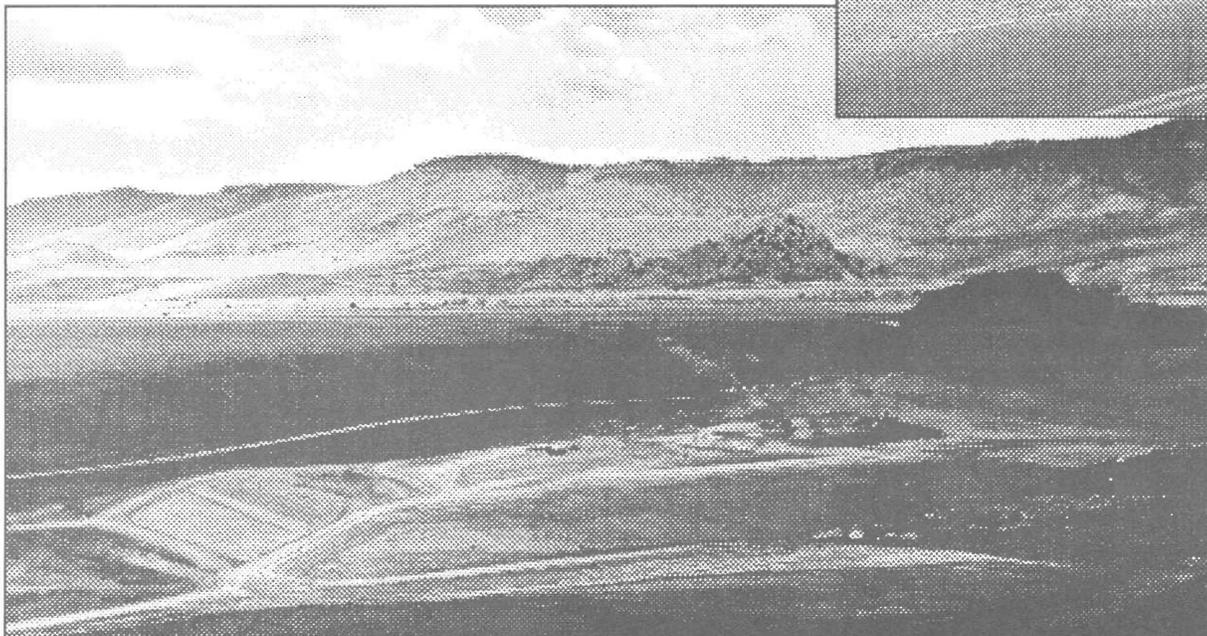
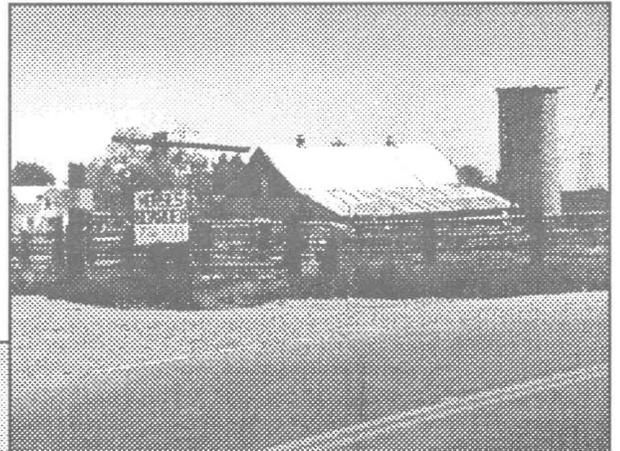
INTRODUCTION

During this century, Northeast Jefferson County has remained a stable, predominantly rural community which has experienced slow residential growth. While residential growth has remained stable, industrial development has grown steadily along the fringes of this ranching community.

Industrial and commercial development, which is expected to increase significantly over the next fifty years, will be affected depending on the following:

- Location and timing of the construction of W-470
- Federal policy and budgetary decisions regarding the Rocky Flats Plant
- General health of the Denver Metropolitan economy
- Water availability
- Annexations
- Increased activity at the Jefferson County Airport

The timing of growth in the area is difficult to project, since it is not known what impact these external forces will have. Historical data and trends were used to make an economic and demographic analysis of the area, and to identify emerging trends. This analysis considers only unincorporated portions of the study area, and does not contemplate any striking changes in the area's economic structure.



POPULATION TRENDS

Population Growth

The Northeast Area has traditionally been a rural area with a sparse population base. The unincorporated area has had moderate population growth, with most of the residents in northern Jefferson County choosing to live inside cities. This trend will not change significantly over the next 32 years if historic trends continue.

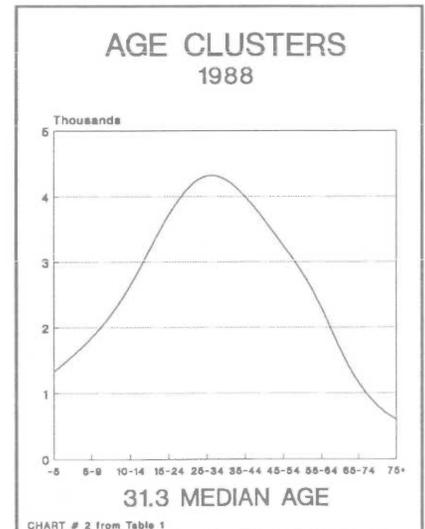
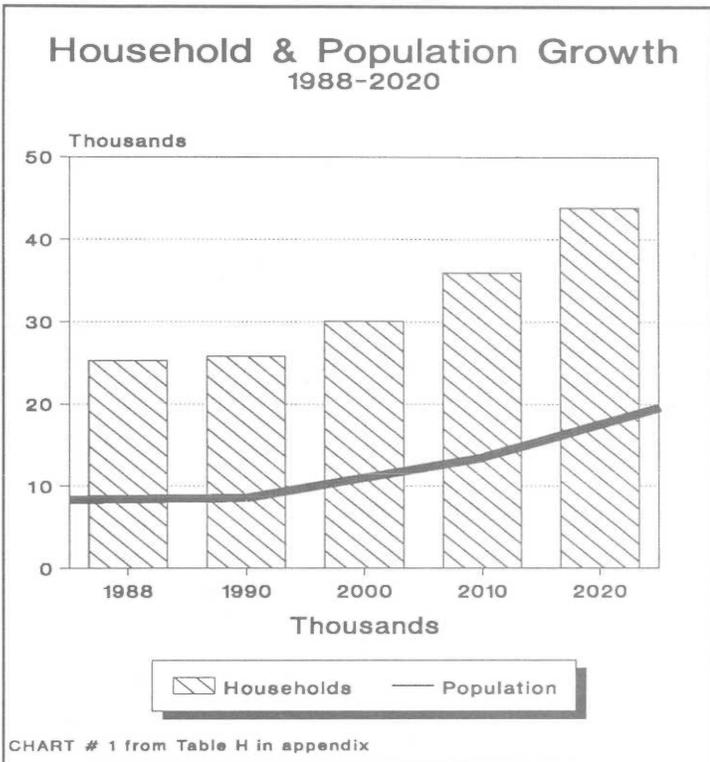
In the baseline profile, while the number of households and the population will grow, households will grow at a faster rate. As a result, household size will shrink as members of extended families, particularly singles, form their own households. Between 1988 and 2020, the number of households is expected to climb from 8,592 to 18,058, while the population is projected to increase from 25,230 to 43,827. This represents a population growth rate of 1.74% annually, compared to a household growth rate of 2.35%. Much of the population growth will be attributed to births rather than to in-migration.

Median Age

Consistent with national demographic trends, the Northeast population is getting older. From 1980 to 1988, the median age increased 1.4 years, from 29.9 years to 31.3 years. This is consistent with the County median age of 31.8 years.

Population characteristics indicate that the slowest growing age group

between 1980 and 1988 was the 15-24 age group with a population loss of 5.3%, representing 15.1% of the total population. The fastest growing age group was the "over 75" which grew 31.4%, but represents only 2.4% of the total population.



Age Clusters - Northeast Jefferson County

	1980	1988	% Change
Under 5	1,378	1,326	-3.8%
5-9	1,712	1,780	4.0%
10-14	2,378	2,547	7.1%
15-24	4,028	3,815	-5.3%
25-34	3,773	4,509	19.5%
35-44	3,552	4,060	14.3%
45-54	2,841	3,247	14.3%
55-64	2,138	2,454	14.8%
65-74	813	897	10.3%
Over 75	453	595	31.4%
Total	23,066	25,230	
Median Age	29.9	31.3	

Table # 1 from Table G in appendix

One reason for the lower median income in the Northeast Area may be the age of its residents. In 1988, the "14 and under" and the "65 and older" age groups totalled 7,145 or over 28% of the total population. This group is primarily in economically unproductive years, and accounts for a small percentage of the area's income.

EMPLOYMENT & JOBS

Area Employment

The Northeast Area will experience much higher employment growth than residential growth. Most of the actual job growth will be in the industrial sector, but retail will have the highest increase in percentage share.

There are approximately 12,000 jobs in the Northeast Area. The majority of these jobs are in the industrial sector, with Rocky Flats employing over 5,700 workers. Coors is also a major industrial employer in the area. There are 550 retail jobs, with the remaining jobs in the service, finance, insurance, and real estate (F.I.R.E.), government and agriculture sectors.

In 1988, there were 1.19 labor force members for every one job in the Northeast Area, compared to 2 labor force members for every one job in the total County. The high ratio of local employment to residents is high for the following reasons: 1) the area's sparse population; 2) older housing stock, which discourages new family immigration; 3) and the predominance of industrial land use.

In the baseline profile, the rate of job growth is expected to be almost twice the population growth. It is estimated that the number of jobs will increase from approximately 12,000 in 1988 to 34,297 in 2020, an annual growth rate of 3.34%. Industrial will continue to be the largest employment sector in the Northeast Area, but retail employment will have the greatest percentage share increase.

ESTIMATES OF JOB GROWTH 1988-2020

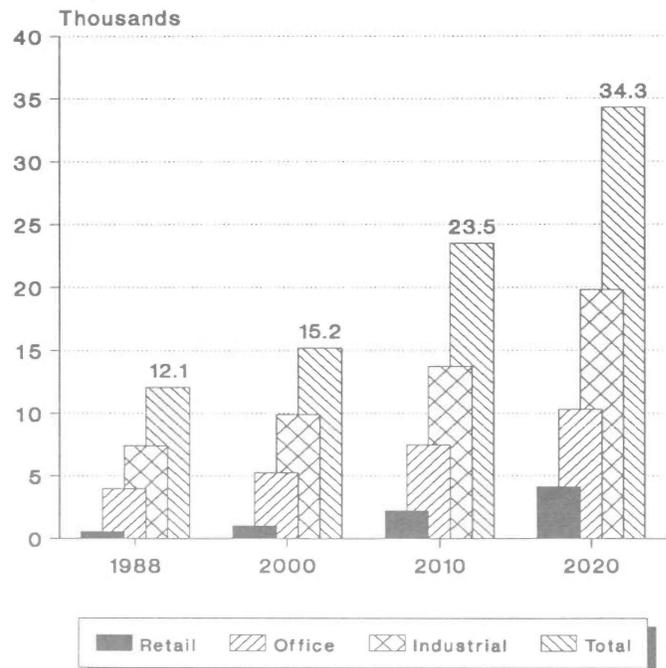
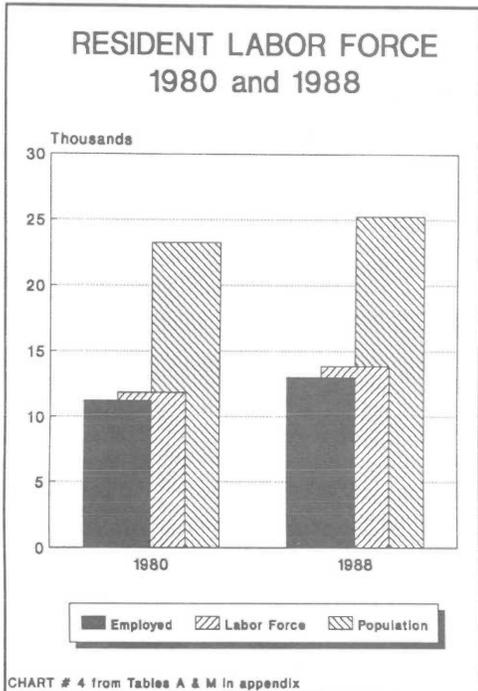


CHART # 3 from Table L in appendix

The 1988 median income of residents was \$31,293, 22% below the County median of \$40,299.



Resident Labor Force

The Northeast labor force, defined as the employed residents plus the unemployed residents, accounts for about 6% of the total County labor force. Between 1980 and 1988, the Northeast Area labor force increased 17% from 11,868 to 13,850, compared with the Denver Metropolitan Area, which grew 15% in the same time period.

In 1988, 55% of Northeast residents were members of the labor force, up from 51% in 1980. Currently, 52% of the Northeast residents hold jobs, compared with 48% in 1980. The number of workers per household increased from 1.45 in 1980 to 1.61 in 1988.

In 1980, the Census reported that 45% of the Northeast residents worked outside Jefferson County. This indicates that many local jobs are held by non-resident workers.

HOUSING

Household Income

Despite the high number of employed residents in the area, Northeast residents earn less than the County median income. The median household income in the Northeast Area is \$31,293, 22% below the 1988 estimated County median of \$40,299. Of the 8,592 households in the Northeast Area, 1,700 or one-fifth, have incomes below the 1987 adjusted Federal median poverty level of approximately \$15,000 per year for a family of four.

There are two primary reasons why the median income is lower in the Northeast Area. One reason for lower median incomes is that nearly 30% of the residents are retired or too young to be members of the workforce. Another reason may be that although most families are double wage earners, the area's lower home values suggest that they are workers in lower paying jobs. Even with the high number of industrial jobs in the area, 45% of the residents work outside the County and hold lower-paying jobs.

1988 Median Household Income Northeast Jefferson County Median Household Income = \$31,293

Household Income	# of Households	% of Households
\$0 - \$4,999	447	5.2%
\$5,000 - \$9,999	610	7.1%
\$10,000 - \$14,999	644	7.5%
\$15,000 - \$19,999	765	8.9%
\$20,000 - \$24,999	773	9.0%
\$25,000 - \$29,999	739	8.6%
\$30,000 - \$34,999	1,229	14.3%
\$35,000 - \$39,999	1,005	11.7%
\$40,000 - \$44,999	765	8.9%
\$45,000 - \$49,999	653	7.6%
\$50,000 - \$54,999	352	4.1%
\$55,000 - \$59,999	223	2.6%
\$60,000 - \$64,999	172	2.0%
\$65,000 - \$69,999	120	1.4%
\$70,000 PLUS	103	1.2%
TOTAL	8,592	100%

Totals have been rounded and may not add to 100%
Table # 2 from Table D in appendix

The 1988 median home price of \$82,890 was 6% below the Denver Metropolitan average of \$88,283.

Housing Mix, Affordability and Demand

The housing mix in the Northeast has not changed appreciably for a decade, as new units have replaced demolitions or conversions. Most homes are single-family, with a small percentage of multi-family units. The high ratio of single family to multi-family homes can be attributed to the large number of residents who occupy single family residences in low density rural areas.

There are nearly as many mobile homes as there are multi-family units, which is unusual for the Metropolitan Area. This is attributable to the lower median income in the area, and also to the availability of low-cost land for mobile home uses.

Most homes in the area are moderately priced with a median sales price of \$82,907, 6% below the Denver Metropolitan Area's median price of \$88,283. There are homes in the \$150,000-plus price range being built in rural pockets of the area to meet the growing demand of professional residents who desire rural surroundings. This small but strong market for higher priced homes represents a very small percentage of the housing stock and has had little impact on the median home price in the study area.

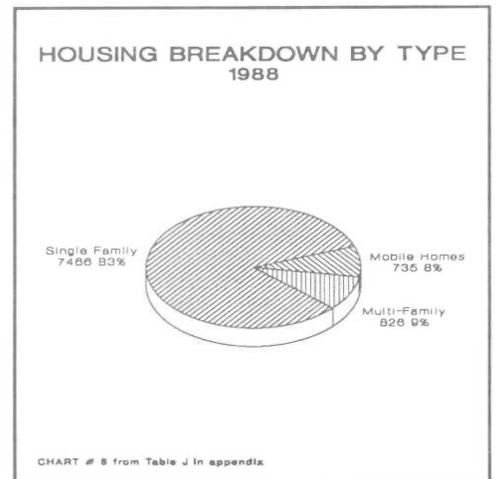
Housing in the Northeast Area has remained affordable in comparison to the Denver area. However, in 1988 the typical family in the Northeast Area made 6% less than the amount needed to buy a median-priced home at prevailing interest rates. The 1988 median income was very close to the qualifying income, while in 1983 residents made 45% less than the qualifying income needed to purchase a median-priced home.



This chart illustrates the relationship that exists between income, mortgage rates and housing affordability. An index of 1.00 means that families earning the median income can afford to purchase a median priced home at current interest rates. According to the chart, the housing affordability index for the area is .940, which means that in 1988 the median income family in the Northeast Area made 6% less than what it needed to purchase a median priced home at current interest rates.

This chart shows the residential composition of the area. Nearly 83 % of all dwelling units are single family detached homes and the remaining 17 % are multi-family and mobile homes. The housing mix, with the current zonings, is not expected to change significantly upon buildout.

Of a total 9,027 housing units in the northeast area, only 886 or nine percent are multi-family units. This is a relatively low percentage compared to the county, whose multi-family housing stock accounts for 22.5 % of all occupied dwelling units.



By the year 2020, 7,321 additional single family homes will be needed.

Table 3 illustrates the relationship that exists between income, mortgage rates and housing affordability. An index of 1.00 means that families earning the median income can afford to purchase a median priced home at current interest rates. According to Table 4, the housing affordability index for the area is .940, which means that a median income family makes 6% less than what is needed to purchase a median priced home at current interest rates.

Northeast Jefferson County Housing Affordability

Year	Median Value	Median Income	Qualifying Income	Interest Rate	Affordability Index
1978	\$50,900	\$15,200	\$18,365	8.8%	0.828
1979	\$54,751	\$16,470	\$20,980	9.0%	0.785
1980	\$58,563	\$18,201	\$24,667	10.0%	0.738
1981	\$60,891	\$19,878	\$31,541	12.0%	0.630
1982	\$63,672	\$21,619	\$38,509	14.5%	0.561
1983	\$66,889	\$22,845	\$41,873	15.0%	0.546
1984	\$70,484	\$23,782	\$32,423	10.8%	0.733
1985	\$73,862	\$25,002	\$33,681	10.7%	0.742
1986	\$77,618	\$26,010	\$33,841	10.1%	0.769
1987	\$80,343	\$28,533	\$33,680	9.9%	0.847
1988	\$82,907	\$31,293	\$33,295	9.5%	0.940

Table # 3 from Table E in appendix

The income constraints of the residents and a housing stock averaging 30 years of age has discouraged the new construction that is characteristic of other stable subareas of the County. The perception of hazards associated with living near Rocky Flats may also be inhibiting residential development, although no study has been done to confirm this.

Housing demand will come from new workers employed in the area who earn median salaries and want moderately priced housing. Unless more new housing is built, higher paid workers will continue to commute from outside the area.

If historic trends continue for the next 32 years, 7,321 new single family homes will be required in the area. Within the same time span, 868 new multi-family units and 809 new mobile homes will be required. This suggests that the housing stock in the Northeast Area will continue to be predominately single family in character. Nearly 10% of the total housing inventory will be multi-family, with the remainder being mobile and prefabricated homes.

EQUESTRIAN COUNT

The rural lifestyle of the Northeast Area residents is evident in the number of horses, mules and donkeys in the area. A recent count of equines in the Northeast Area and its economic impact is illustrated below:

North Plains Equines		
Aug. 79	Jan. 89	% Change
1,147	1,803	57%

The number of equines in the Northeast Area increased 57% between 1979 and 1989. At a cost of \$412.75 per year per animal for feed and maintenance, the economic impact is \$1,201,103 per year.

Source : Jefferson County Horsemen's Association

Estimates of Required Housing Units - Northeast Jefferson County 1988-2020

Time Period	Single Family			Multi-Family			Mobile Homes		
	Number of Units	Total Need	Av. Annual Need	Number of Units	Total Need	Av. Annual Need	Number of Units	Total Need	Av. Annual Need
1988-90	7,093	159	79	764	17	9	735	16	8
1990-00	7,252	1,667	167	781	185	19	751	178	18
2000-10	8,919	2,262	226	1,022	241	24	929	255	26
2010-20	11,213	3,233	323	1,447	425	43	1,184	360	36
2020	14,446			2,068			1,544		
Total Need		7,321			868			809	

Table # 4 from Table J in appendix

COMMERCIAL LAND USE

Land Use

The Northeast Area non-residential market has two distinct business areas. The northern and central portions are dominated by industrial development, and the southern portion by office development.

Surveys indicate that there is 750,000 square feet of retail space in the Northeast Area. Most of this space is comprised of small shops, restaurants and gas stations, rather than retail department stores and centers. These uses result in a high square footage to employee ratio. Current vacancy rates are approximately 17-20%, based on random field surveys. Lease rates average \$10.50 per square foot.

The absence of regional shopping centers in the area indicates there is an opportunity for more retail development as the area grows. Currently there is ample retail shopping within the County adjacent to the study area. Although retail dollars are spent outside the study area, and retail employment in the area is relatively low, the area still benefits from local retail trade.

Office space totals approximately 1,696,000 square feet, with lease rates averaging \$12.00 per square foot. Approximately 1.3 million square feet of the total office space is located in the southern portion of the study area, in the Denver West Office Park and the Sixth Avenue West Office Building. This area is very different from the balance of the Northeast Area, because it is adjacent to 3 major highways (I-70, SH 40 and 6th Avenue). The northern portion of the subarea has mostly single office buildings and no central office park. Surveys show that vacancy rates are near 20%.

The amount of industrial space is the only use that accurately reflects the nature of this subarea. The study area has one of the most concentrated amounts of industrial space in the Metropolitan Area, a total of 6,308,600 square feet, most of it located at the Rocky Flats Plant and Coors. Demand for light industrial is strong, and vacancy rates tend to be low and difficult to gauge since most industrial space is owner-occupied.

Industrial space in the area is the dominant commercial land use, with over 6,000,000 square feet.

Demand

Commercial growth will remain strong in the unincorporated areas. The availability of undeveloped land means lower land prices, a positive factor in attracting business. And, lower taxes in unincorporated areas attract businesses and their customers.

Also, compatible land uses and extensive industrial zoning, access to rail, highways and airports attract industrial development. The precedent for industrial development was set in the 1950's when the Rocky Flats Plant was built, and this land use will continue to dominate the area.

If historic trends prevail, the demand for nonresidential space is expected to increase 94%. This represents a compounded growth rate of 2.1% a year for the next 32 years. However, growth will not be uniform by specific land use.

The job growth rate will be considerably higher than the growth rate of nonresidential space. One reason for this is the high ratio of square footage to workers. In 1988, the Northeast Area had 700

NORTHEAST AREA CITIES

Historically, most growth has occurred within incorporated areas of Jefferson County rather than in the unincorporated portions. However, between 1980 and 1988 growth in the cities was comparable to growth in the unincorporated areas. The overall population growth rate in North Plains cities was .93% annually, and household growth averaged 1.92%. This is comparable to an annual population growth rate of 1.1% and an annual household growth rate of 1.23% in the Northeast Study Area.

Summary of Cities Located Within Northeast Jefferson County

	Population		Households		Median Household Income		Population Average Annual Change	Household Average Annual Change
	1980	1988	1980	1988	1980	1988		
Arvada	84,347	87,569	28,544	32,716	\$19,444	\$25,634	0.48%	1.83%
Lakeside	19	14	9	9	\$18,569	\$28,143	-3.29%	0%
Golden	12,285	13,741	5,239	5,661	\$17,741	\$27,050	1.48%	1.01%
Westminster	18,168	25,453	6,353	9,912	\$22,317	\$33,824	5.01%	7%
Edgewater	4,954	4,695	2,265	2,279	\$15,646	\$23,644	-0.65%	0.08%
Wheat Ridge	30,294	29,902	12,948	13,836	\$21,281	\$29,360	-0.16%	0.86%
Broomfield	737	993	278	388	\$24,221	\$33,945	4.34%	4.95%
Total	150,804	162,367	55,636	64,801	\$19,888	\$28,800	0.96%	2.06%

Source: Jefferson County Planning Department, Denver Regional Council of Governments.

Lease rates for both retail and office space range from \$10-\$12 per square foot, with a vacancy rate approaching 20%.

Estimates of Nonresidential Land Absorption - Northeast Jefferson County 1988-2020

Square footages are in Millions

Year	Retail Sq. Ft.	Change	Office Sq. Ft.	Change	Industrial Sq. Ft.	Change	Total	Total Increase	Av. Annual Growth
1988	744		1,696		6,309		8,749		
2000	941	197	2,010	314	7,287	977	10,238	1,489	1.32%
2010	1,388	447	2,482	472	9,072	1,786	12,942	2,704	2.37%
2020	2,117	729	3,103	621	11,794	2,722	17,014	4,072	2.77%
Total		1,373		1,407		5,482		8,264	2.10%

Table # 5 from Table K in appendix

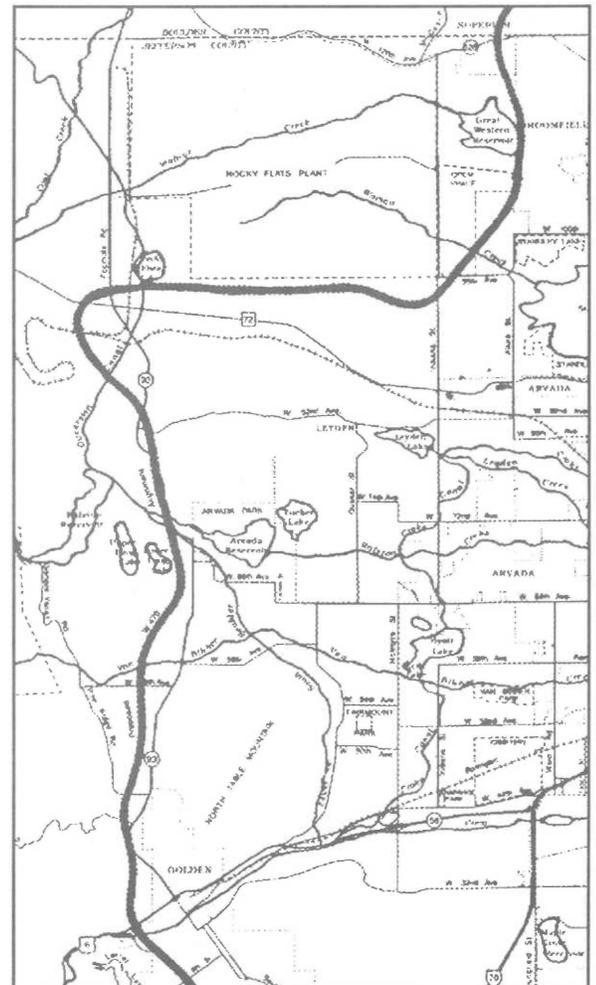
square feet of nonresidential space per worker. The standard ratio for the County is 400 square feet per worker. As job growth occurs in the Northeast Area and more new workers occupy less space, these ratios are expected to be more consistent with the standard ratios.

Retail will grow at a faster rate than industrial and office but its increase in percentage share will be small, representing only 12% of the total nonresidential market by 2020, compared with 9% in 1988. Currently there is a relatively small amount of retail space in the area, comprised primarily of small businesses, hotels and auto services. There will be a demand for retail space, though currently there is adequate retail in adjacent shopping centers to serve the Northeast Area. As employment and population grow in the area, more services will be required to meet the demand of the workers and residents.

One constraint to retail growth along the proposed W-470 corridor will be the concern for evacuation of large-scale retail establishments should an emergency occur at the Rocky Flats Plant.

Industrial square footage will increase and continue to be the dominant land use in the area, creating a large percentage share of the employment growth. This large employment sector will generate an increase in the demand for both retail and office space.

The Proposed W-470 Alignment



W-470 IMPACTS

W-470 is a segment of a proposed beltway to encircle the Denver Metropolitan Area. The completion of W-470 could have a significant impact on growth in the study area.

Traffic zone data from the W-470 Revenue Study Technical Reports were also used as an alternative growth profile. Since the W-470 analysis is based on a larger area than that used in this study, conclusions made by W-470 were not analogous specifically to the Northeast Area. Thus, data can be compared, but analysis cannot.

The impact of W-470 on the study area would be considerable. Commercial growth, particularly light industrial and office development, would occur along the beltway. Residential growth would increase as W-470 provided better accessibility to the entire Metropolitan Area.

According to the W-470 data, the 1988 population in the Northeast Area was 25,046, which is comparable to the 25,230 in the baseline profile. However, the population is projected to reach 50,510 by 2010, an annual average growth rate of 3.24%. In the baseline profile, the population would increase to 35,953 by 2010, and 43,827 by 2020, for a 1.74% annual average growth rate.

The number of housing units is projected to increase from 9,633 to 34,573 between 1988 and 2020, at an annual average growth rate of 4.1%. This compares to a more moderate increase from 9,023 to 18,960, or 2.35% annually in the baseline profile.

The W-470 data shows that the number of jobs in the area would increase between 1980 and 2020 from 11,630 to 66,091, or a 5.6% annual average growth rate. Jobs would increase from 12,000 to 34,297, or 3.34% per year in the baseline profile. The W-470 data shows that retail jobs would experience the most growth, increasing from 451 in 1988 to 18,834 in 2020.

Source: W-470 Revenue Study, Technical Reports, W-470 Highway Authority, Table O in appendix

Impacts

Although more retail dollars are being spent outside the Northeast Area than within it, the infusion of capital from the exportation of goods and services by the manufacturing and office sectors more than offsets the loss of retail dollars from the area. In the future, the encouragement of office and industrial development will be economically more beneficial to the area than retail development.

In summary, this study suggests that the area's economy will continue to be dominated by industrial employers. Retail trade will increase, while office uses will not increase as dramatically given the competition of existing uses and economic and demographic trends. The future, however, could be affected by changes in land use policy such as rezoning, transportation improvements or infrastructure changes.

GROWTH DETERMINANTS

It is inevitable that growth will occur in the Northeast Area, but the amount and timing is difficult to predict. A variety of factors are present which will affect growth and drive development in the area.

Federal policy and budgetary decisions regarding the Rocky Flats Plant

Closure of the Rocky Flats Plant is being considered by the Department of Energy. Currently, there are nearly 6,000 employees of which approximately 2,000 are County residents. Although the loss of workers upon closure would be gradual over a period of several years, the economic impacts of these job losses could be harmful to the Northeast Area's economy.

Location and timing of the construction of W-470

W-470 is a planned beltway encircling the Denver Metropolitan area. Without W-470, it is unlikely that major developments will be built in the near future. An important aspect of W-470 is the improved access it would give the area to regional markets, Stapleton Airport and Denver's proposed new airport.

Amount of increased activity at the Jefferson County Airport

Plans for the expansion of Jefferson County Airport will allow commercial carriers to fly into the airport. Expansion is already in progress with several commercial and industrial buildings planned and constructed.

Factors which will affect growth are the location and timing of W-470 construction, Federal policy on Rocky Flats, and potential annexations of unincorporated areas.

Water availability

As with all of the Metropolitan Area, the problem faced by developers in the Northeast Area will be the availability of future water supplies. The Denver Water Board, which controls most of the Metropolitan Area's water supply, currently provides much of the suburban water. However, since the Denver Water Board is under no obligation to supply water to the suburbs, future water supplies are in question.

Annexations

There have been steady population gains and an increase in the percentage share of commercial development in unincorporated Jefferson County. Annexations of unincorporated areas are being pursued by cities trying to increase sales taxes and by landowners trying to obtain water services. If significant annexations occur, the amount of projected growth in the unincorporated area will decrease.

Denver's economy and Metropolitan Area competition

Denver's economy and the speed of its recovery will influence the rate of growth. Also, competition from other counties in the area which offer attractive business locations may be a factor.

ALTERNATIVE GROWTH PROFILES

NORTHEAST JEFFERSON COUNTY HOUSING FORECAST COMPARISON

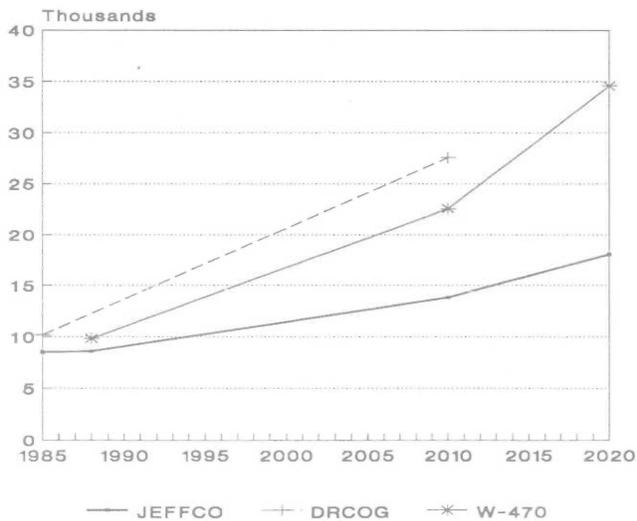


CHART # 7 from Tables O, P, Q & H

Traffic zones from the Denver Regional Council of Governments (DRCOG) 2010 Traffic Study were also used to explore another growth profile. However, the study was completed in 1985, and has not been updated to reflect the downturn in the state economy. Since the DRCOG analysis is based on a larger area than that used in this study, conclusions made by DRCOG were not analogous specifically to the Northeast Area. Thus, data can be compared, but analysis cannot.

The DRGOG and W-470 traffic zones selected for this comparison correspond with the Northeast area boundary.

Comparisons between DRCOG, W-470 and the baseline data are shown on the left. According to the DRCOG data, the number of housing units were 10,303 in 1985, well above the 8,027 in the baseline data. In 2010, that number was projected to increase to 28,213, compared with 22,549 in W-470 and 14,536 in the baseline scenario.

DRCOG's population was estimated at 30,042 in 1985, compared to 25,155 in the 1985 baseline scenario. In 2010, the DRCOG population forecast was 64,805, compared to 50,510 in the W-470 data and 35,953 in the baseline scenario.

CONCLUSION

During the next 32 years, the Northeast Area will remain stable, with a steady population growth rate. Household and population growth is expected to increase moderately, while employment and income growth is expected to increase dramatically. This will require infrastructure changes and improvements.

Construction of major roadways may create physical changes in the spatial distribution of the population, but the community will maintain a profile comparable to its present one through the 1990's.



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Bibliography

STUDY BACKGROUND

In May, 1988 a study of northeast Jefferson County was provided, under contract to the Jefferson County Planning Department, by Western Econometrics, Inc. The study, "Northeast Jefferson County; A Socio-Economic Profile," encompasses a larger study area with different boundaries than the Community Profile Report. Also, 1988 year-end data was estimated since it was not yet available. Although the boundaries of the two studies are different, the analysis made by Western Econometrics, Inc. provided an important contribution to this Community Profile Report. A copy of Western Econometrics' study is available in the Jefferson County Planning Department Library.

The table format and certain values in the tables were generated by Western Econometrics, Inc. Some table formats and information was changed and updated by the Jefferson County Planning Department to accommodate: 1) the different study boundary areas, 2) different time frame including actual 1988 year end data, and 3) supplemental data from the Northeast Land Use Inventory, W-470 Revenue Study Technical Reports, State Demographer data and the Denver Regional Council of Governments (DRCOG) 2010 Traffic Zone Study.

ECONOMIC PROFILE METHODOLOGY

Table A

Most 1980 primary data, including population, housing units, labor force, work force and unemployment, median income and median age was compiled by the Colorado State Demographer's office from the 1980 U.S. Census.

The Northeast Land Use Inventory was used to compile the number of housing units by type and nonresidential square footage by type for 1988. Other 1988 data was compiled from the "Northeast Jefferson County: Socio-Economic Profile," by Western Econometrics.

Northeast profile data sheet row by row explanation

ROW 7 - TOTAL POPULATION Source: 1980 is from the Census. The following years are based on the sum of household population (row 31) plus group quarters (row 32).

ROW 8 - YEAR-ROUND HOUSING UNITS Source: The sum of ending housing stock for the same year for single family (row 14), multi-family (row 24) and mobile homes (row 18). 1980 is consistent with the Census; 1987 was verified with the Northeast Land Use Inventory.

ROW 11 - SINGLE FAMILY BEGINNING HOUSING STOCK Source: 1980 is from the Census. The following year's beginning stock is the preceding year's ending stock (row 14). 1988 beginning stock is from the Northeast Land Use Inventory. Single family is defined in this study to mean either attached (townhome) or detached structures.

ROW 12 - NEW UNITS BUILT Source: County building permit data was used to determine the number of new housing units between 1980 and 1988.

ROW 13 - CHANGES IN USE Source: Values are estimates based on yearly County building permits and field studies conducted in the area.

ROW 14 - ENDING STOCK Source: The sum of beginning stock (row 11), plus new units (row 12), less changes in use (row 13).

ROW 15 - OCCUPANCY RATES Source: 1980 is from the Census; following years were calculated based on information from the State Demographer and Western Econometrics, Inc.

ROW 16 - OCCUPIED HOUSING UNITS Source: Multiply ending stock (row 14) by occupancy rates (row 15).

ROW 18 - MOBILE HOMES Source: 1980 is from the Census. 1987 is from the Northeast Land Use Inventory. 1982-1986 and 1988 were calculated using a linear equation model. It is assumed that mobile homes have a 100% occupancy rate, based on studies done by Western Econometrics, Inc.

ROW 21 - MULTI-FAMILY BEGINNING HOUSING STOCK Source: 1980 is from the Census. The following year's beginning stock is the preceding year's ending stock (row 24). Multi-family is defined in this study to include duplexes as well as 3 or more units per structure.

ROW 22 - NEW UNITS BUILT Source: County building permit data was used to determine the number of new housing units between 1980 and 1988.

ROW 23 - CHANGES IN USE Source: Values are estimates based on yearly County building permits and field studies conducted in the area.

ROW 24 - ENDING STOCK Source: The sum of beginning stock (row 21) plus new units built (row 22) minus change in use (row 23).

ROW 25 - OCCUPANCY RATE Source: 1980 is from the Census; the following years were calculated based on data from the State Demographer and Western Econometrics, Inc.

ROW 26 - OCCUPIED HOUSING UNITS Source: Ending stock (row 24) times occupancy rates (row 25).

ROW 29 - TOTAL OCCUPIED UNITS Source: The sum of single family occupied units (row 16), multi-family occupied units (row 26) and mobile homes (row 18).

ROW 30 - HOUSEHOLD SIZE Source: 1980 value entry calculated by dividing the household population by the total number of units. A yearly reduction of .01 is made from 1982-1987. 1988 figure from Western Econometrics, Inc. and the State Demographer.

ROW 31 - HOUSEHOLD POPULATION Source: Multiply total occupied housing units (row 29) by household size (row 30).

ROW 32 - GROUP QUARTERS POPULATION Source: 1980 is from the Census. 1987 is from the Northeast Land Use Inventory. 1981-1986 and 1988 were calculated by using a linear equation.

ROW 33 - TOTAL POPULATION Source: 1980 population is from the Census. For the following years, the sum of household population (row 31) plus group quarters population (row 32).

ROW 36 - PER CAPITA INCOME Source: "Northeast Jefferson County: A Socio-Economic Profile", Western Econometrics, Inc.

ROW 37 - MEDIAN HOUSEHOLD INCOME Source: Western Econometrics, Inc. (Same as above.)

ROW 38 - MEDIAN FAMILY INCOME Source: Western Econometrics, Inc. (Same as above.)

ROW 41 - EMPLOYED RESIDENTS Source: 1980 is from the Census. The following years are the Labor Force (Row 43) minus the unemployed (Row 42).

ROW 42 - UNEMPLOYED RESIDENTS Source: 1980 is from the Census. The following years were calculated by multiplying the Labor Force (Row 43) by the unemployment rate. Historic trends indicate that the Northeast unemployment rate is approximately 1% higher than the County (see Table N), and was adjusted accordingly. The County average unemployment rate for each year is from Colorado Labor Force Review.

ROW 43 - RESIDENT LABOR FORCE Source: 1980 is from the Census. The following years are equal to approximately 6% of the total County labor force. Six percent was used because in 1980 the Northeast labor force was equal to 5.9% of the total County labor force. It was assumed that the Northeast labor force did not increase its percentage share of the total County labor force from 1981-1988, because of slow population and housing growth in the area.

ROW 46 - REGIONAL INCOME Source: 1980 is from the Census. For the following years, multiply population for same year (row 33) by the per capita income (row 36).

1989 input values were estimated based on the first six months of 1989, historical trends and current economic conditions.

SOURCE TABLES

TABLE A
ECONOMIC PROFILE: NORTHEAST JEFFERSON COUNTY 1980 - 1989

ROW #	YEAR >	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
7	TOTAL POPULATION	23,278	23,571	23,872	24,418	24,772	25,155	25,278	25,240	25,230	25,290
8	YEAR-ROUND HOUSING UNITS	8,189	8,261	8,353	8,522	8,647	8,745	8,851	8,944	9,027	9,062
	SINGLE FAMILY										
11	BEGINNING STOCK	6,831	6,889	6,943	6,997	7,121	7,203	7,272	7,340	7,405	7,466
12	NEW UNITS BUILT	62	55	54	124	84	70	68	66	62	32
13	CHANGES IN USE	4	1	0	0	2	1	0	1	1	1
14	ENDING STOCK	6,889	6,943	6,997	7,121	7,203	7,272	7,340	7,405	7,466	7,497
15	OCCUPANCY RATES	0.949	0.955	0.961	0.966	0.968	0.973	0.969	0.957	0.950	0.948
16	OCCUPIED HOUSING UNITS	6,538	6,631	6,724	6,879	6,973	7,076	7,112	7,087	7,093	7,107
18	MOBILE HOMES	568	580	604	629	652	671	699	719	735	735
	MULTI FAMILY										
21	BEGINNING STOCK	724	732	738	752	772	792	802	812	820	826
22	NEW UNITS BUILT	12	8	16	22	20	12	10	8	6	4
23	CHANGES IN USE	4	2	2	2	0	2	0	0	0	0
24	ENDING STOCK	732	738	752	772	792	802	812	820	826	830
25	OCCUPANCY RATES	0.935	0.941	0.939	0.938	0.941	0.940	0.935	0.929	0.925	0.928
26	OCCUPIED HOUSING UNITS	684	694	706	724	745	754	759	762	764	770
29	TOTAL OCCUPIED UNITS	7,790	7,905	8,034	8,232	8,370	8,501	8,571	8,567	8,592	8,612
30	HOUSEHOLD SIZE	2.91	2.90	2.89	2.89	2.88	2.88	2.87	2.87	2.86	2.86
31	HOUSEHOLD POPULATION	22,669	22,956	23,251	23,791	24,138	24,516	24,632	24,588	24,572	24,631
32	GROUP QUARTERS POPULATION	609	615	621	627	633	640	646	652	658	659
33	TOTAL POPULATION	23,278	23,571	23,872	24,418	24,772	25,155	25,278	25,240	25,230	25,290
	INCOME										
36	PER CAPITA	\$9,103	\$10,310	\$11,247	\$12,216	\$12,939	\$13,589	\$14,525	\$16,050	\$17,736	\$17,922
37	MEDIAN HOUSEHOLD	\$18,201	\$19,878	\$21,619	\$22,845	\$23,782	\$25,002	\$26,010	\$28,533	\$31,293	\$33,093
38	MEDIAN FAMILY	\$19,971	\$22,428	\$24,510	\$25,962	\$26,743	\$28,080	\$29,512	\$32,449	\$35,677	\$37,658
	EMPLOYMENT										
41	EMPLOYED RESIDENTS	11,260	11,728	11,888	12,609	13,225	13,509	13,120	12,907	13,042	13,101
42	UNEMPLOYED RESIDENTS	608	657	808	794	714	743	879	955	809	786
43	RESIDENT LABOR FORCE	11,868	12,385	12,697	13,404	13,939	14,252	13,999	13,862	13,851	13,887
46	REGIONAL INCOME (in current million \$)	\$211.9	\$243.0	\$268.5	\$298.3	\$320.5	\$341.8	\$367.2	\$405.1	\$447.5	\$453.3

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 Updates by Jefferson County Planning Department Policy Analysis Group :10/07/89

TABLE B
NORTHEAST JEFFERSON COUNTY - 1988 HOUSING INVENTORY & BUILDOUT

Residential Category	Existing	Buildout	Acres	Existing Housing Mix	Buildout Housing Mix	Existing Population	Acreage
Single Family	7,466	18,916	30,800.41	82.7%	86.4%	20,285	97.4%
*Multifamily	826	1,657	679.56	9.2%	7.6%	2,185	2.1%
Mobile Homes	735	1,322	132.18	8.1%	6.0%	2,102	0.4%
Group Quarters			9.31			658	
SUBTOTAL	9,027	21,895	31,612.15	100.00%	100.00%	25,230	100.0%

*Includes duplexes
 Totals have been rounded and may not add up to 100%.
 Source: Northeast Land Use Inventory, Jefferson County Planning Department
 Buildout figures are based on current zoning. These numbers are subject to change as zonings change.

TABLE C
NORTHEAST JEFFERSON COUNTY - HOUSING BREAKDOWN BY TYPE

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
Single Family	6,889	6,943	6,997	7,121	7,203	7,272	7,340	7,405	7,466	7,497
Multi-family	732	738	752	772	792	802	812	820	826	830
Mobile Homes	568	580	604	629	652	671	699	719	735	735
Total	8,189	8,261	8,353	8,522	8,647	8,745	8,851	8,944	9,027	9,062
% Single Family	84.1%	84.0%	83.8%	83.6%	83.3%	83.2%	82.9%	82.8%	82.7%	82.7%
% Multi-family	8.9%	8.9%	9.0%	9.1%	9.2%	9.2%	9.2%	9.2%	9.2%	9.2%
% Mobile Homes	6.9%	7.0%	7.2%	7.4%	7.5%	7.7%	7.9%	8.0%	8.1%	8.1%
Total	100.0%									

Source: Northeast Jefferson County Economic Profile Update : 10/07/89
 Totals have been rounded and may not add up to 100%.
 Values are for the year end.

TABLE D
NORTHEAST JEFFERSON COUNTY - MEDIAN HOUSEHOLD INCOME - 1988

Household Income in dollars	8,592	100.0%
0 - 4,999	447	5.2%
5,000 - 9,999	610	7.1%
10,000 - 14,999	644	7.5%
15,000 - 19,999	765	8.9%
20,000 - 24,999	773	9.0%
25,000 - 29,999	739	8.6%
30,000 - 34,999	1,229	14.3%
35,000 - 39,999	1,005	11.7%
40,000 - 44,999	765	8.9%
45,000 - 49,999	653	7.6%
50,000 - 54,999	352	4.1%
55,000 - 59,999	223	2.6%
60,000 - 64,999	172	2.0%
65,000 - 69,999	120	1.4%
70,000 PLUS	103	1.2%

Median Household Income \$31,293
 Totals have been rounded and may not add up to 100%.

Source: Census Bureau, Western Econometrics, Inc. & Jefferson County Surveys
 1988 figures are were calculated from Tables prepared by Western Econometrics, Inc.

TABLE E
NORTHEAST JEFFERSON COUNTY - HOUSING AFFORDABILITY INDEX 1978-1988

Year	Median Value	Mortgage Constant	Monthly Payment	Median Income	Qualifying Income	Affordability Index	Interest Rate
1978	\$50,900	0.0902	\$383.00	\$15,200	\$18,365	0.828	8.8%
1979	\$54,751	0.0958	\$437.00	\$16,470	\$20,980	0.785	9.0%
1980	\$58,563	0.1053	\$514.00	\$18,201	\$24,667	0.738	10.0%
1981	\$60,891	0.1295	\$657.00	\$19,878	\$31,541	0.630	12.0%
1982	\$63,672	0.1512	\$802.00	\$21,619	\$38,509	0.561	14.5%
1983	\$66,889	0.1565	\$872.00	\$22,845	\$41,873	0.546	15.0%
1984	\$70,484	0.1150	\$675.00	\$23,782	\$32,423	0.733	10.8%
1985	\$73,862	0.1140	\$702.00	\$25,002	\$33,681	0.742	10.7%
1986	\$77,618	0.1090	\$705.00	\$26,010	\$33,841	0.769	10.1%
1987	\$80,343	0.1048	\$702.00	\$28,533	\$33,680	0.847	9.9%
1988	\$82,907	0.1004	\$694.00	\$31,293	\$33,295	0.940	9.5%

Source: Western Econometrics, Inc.

TABLE F
NORTHEAST JEFFERSON COUNTY 1980 EMPLOYMENT SUMMARY

July 10, 1989

	N.E. 1980	N.E. % of TOTAL	JEFFCO 1980	JEFFCO % of TOTAL	COLO '80	COLO % of TOTAL	N.E. % OF JEFFCO
INDUSTRY							
AGRICULTURE, FORESTRY, FISHERIES, MINING	751	6.7%	7,991	4.2%	78,817	5.8%	9.4%
CONSTRUCTION	967	8.6%	14,618	7.7%	107,063	7.9%	6.6%
MANUFACTURING	1,980	17.6%	30,760	16.2%	192,305	14.1%	6.4%
TRANSPORTATION	427	3.8%	8,282	4.4%	63,431	4.7%	5.2%
COMMUNICATIONS AND OTHER PUBLIC UTILITIES	363	3.2%	7,454	3.9%	45,237	3.3%	4.9%
WHOLESALE TRADE	623	5.5%	10,457	5.5%	61,712	4.5%	6.0%
RETAIL TRADE	1,625	14.4%	30,689	16.2%	236,814	17.4%	5.3%
FINANCE, INSURANCE, AND REAL ESTATE	802	7.1%	14,840	7.8%	96,725	7.1%	5.4%
BUSINESS AND REPAIR SERVICES	567	5.0%	10,277	5.4%	64,633	4.7%	5.5%
PERSONAL, ENTERTAINMENT, RECREATION SERVICES	337	3.0%	6,507	3.4%	63,333	4.6%	5.2%
PROFESSIONAL AND RELATED SERVICES	2,113	18.8%	33,086	17.4%	274,880	20.2%	6.4%
PUBLIC ADMINISTRATION	705	6.3%	15,057	7.9%	77,067	5.7%	4.7%
TOTAL	11,260	100.0%	190,018	100.0%	1,362,017	100.0%	5.9%
OCCUPATION							
MANAGERIAL, PROFESSIONAL SPECIALTY	3,485	31.0%	56,762	29.9%	352,553	25.9%	6.1%
TECHNICAL, SALES, ADMINISTRATIVE SUPPORT	3,807	33.8%	67,175	35.4%	433,387	31.8%	5.7%
SERVICE OCCUPATIONS	1,001	8.9%	19,169	10.1%	177,634	13.0%	5.2%
PERSONAL, ENTERTAINMENT, RECREATION SERVICES	204	1.8%	1,514	0.8%	37,135	2.7%	13.5%
PROFESSIONAL AND RELATED SERVICES	1,450	12.9%	24,329	12.8%	180,729	13.3%	6.0%
PUBLIC ADMINISTRATION	1,313	11.7%	21,069	11.1%	180,579	13.3%	6.2%
TOTAL	11,260	100.0%	190,018	100.0%	1,362,017	100.0%	5.9%
CLASS OF WORKER							
PRIVATE WAGE AND SALARY WORKER	8,519	75.7%	144,210	75.9%	1,008,164	74.0%	5.9%
STATE GOVERNMENT WORKER	305	2.7%	5,553	2.9%	63,322	4.6%	5.5%
SELF-EMPLOYED WORKER	738	6.6%	11,817	6.2%	106,011	7.8%	6.2%
FEDERAL GOVERNMENT WORKER	635	5.6%	12,457	6.6%	64,150	4.7%	5.1%
LOCAL GOVERNMENT WORKER	979	8.7%	15,323	8.1%	112,762	8.3%	6.4%
UNPAID FAMILY WORKER	84	0.7%	658	0.3%	7,608	0.6%	12.8%
TOTAL	11,260	100.0%	190,018	100.0%	1,362,017	100.0%	5.9%

Source: 1980 Census, State Demographer's Office, Jefferson County Planning Department, Policy Analysis Group
 Totals have been rounded and may not add up to 100%.

TABLE G
NORTHEAST JEFFERSON COUNTY AGE CLUSTERS 1980-1988

	1980	1988	% Change	1980 % Share	1988 % Share
UNDER 5	1,378	1,326	-3.8%	6.0%	5.3%
5-9	1,712	1,780	4.0%	7.4%	7.1%
10-14	2,378	2,547	7.1%	10.3%	10.1%
15-24	4,028	3,815	-5.3%	17.5%	15.1%
25-34	3,773	4,509	19.5%	16.4%	17.9%
35-44	3,552	4,060	14.3%	15.4%	16.1%
45-54	2,841	3,247	14.3%	12.3%	12.9%
55-64	2,138	2,454	14.8%	9.3%	9.7%
65-74	813	897	10.3%	3.5%	3.6%
OVER 75	453	595	31.4%	2.0%	2.4%
TOTAL	23,066	25,230			
MEDIAN AGE	29.9	31.3	4.8%	100.0%	

Source: 1980 figures are from the 1980 Census. 1988 figures were calculated from Tables prepared by Western Ecomometrics, Inc. Totals have been rounded and may not add up to 100%.

TABLE H
NORTHEAST JEFFERSON COUNTY POPULATION & HOUSEHOLD ESTIMATES 1988-2020

YEAR	TOTAL POPULATION	GROUP QUARTERS	RESIDENTIAL POPULATION	HOUSEHOLD SIZE	TOTAL HOUSEHOLDS	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOME
1988	25,230	658	24,572	2.86	8,592	7,093	764	735
1990	25,791	670	25,121	2.86	8,784	7,252	781	751
2000	30,079	730	29,349	2.70	10,870	8,919	1,022	929
2010	35,953	790	35,163	2.54	13,844	11,213	1,447	1,184
2020	43,827	850	42,977	2.38	18,058	14,446	2,068	1,544

Source: 1988 figures were estimated from the Jefferson County Land Use Inventory, and verified with the W-470 Reveue Study traffic zone data for the area. 1990-2020 estimates were calculated based on a 1.5% to 2.0% growth rate. Household size was calculated based on estimates from the State Demographer's Office and the W-470 Revenue Study. It was assumed that the housing mix would change little based on historic trends.

TABLE I
NORTHEAST JEFFERSON COUNTY POPULATION AND HOUSEHOLD GROWTH ESTIMATES 1988-2020

YEAR	TOTAL POPULATION	POPULATION AV. ANNUAL GROWTH	TOTAL HOUSEHOLDS	HOUSEHOLD AV. ANNUAL GROWTH
1988	25,230		8,592	
2000	30,079	1.48%	10,870	1.98%
2010	35,953	1.80%	13,844	2.45%
2020	43,827	2.00%	18,058	2.69%

Source: Jefferson County Planning Department, Policy Analysis Group

**TABLE J
NORTHEAST JEFFERSON COUNTY ESTIMATES OF REQUIRED HOUSING UNITS 1988-2020**

SINGLE FAMILY							
TIME PERIOD	OCCUPIED HOUSING	REPLACE-MENTS	NEW H'HOLDS	# VACANT	TOTAL NEED	ANNUAL NEED	
1988-1990	7,093	7	150	2	159	79	
1990-2000	7,252	7	1,643	16	1,667	167	
2000-2010	8,919	9	2,262	23	2,294	229	
2010-2020	11,213	11	3,190	32	3,233	323	
2020	14,446	0	0	0	0	0	
MULTI-FAMILY							
1988-1990	764	1	15	1	17	9	
1990-2000	781	1	183	1	185	19	
2000-2010	1,022	1	239	1	241	24	
2010-2020	1,447	1	422	2	425	43	
2020	2,068	0	0	0	0	0	
MOBILE HOMES							
1988-1990	735	1	15	0	16	8	
1990-2000	751	1	176	1	178	18	
2000-2010	929	1	253	1	255	26	
2010-2020	1,184	1	358	1	360	36	
2020	1,544	0	0	0	0	0	

Source: 1988-1990 figures are from the Northeast Land Use Inventory. 1990-2020 estimates are from Table I. Replacements equal approximately 10% of the housing stock. New households are calculated by taking the difference between the current housing stock and the next decades housing stock, subtracting the number of replacements and subtracting the total number of vacant units (which is approx. 1% of the new households). Total need is calculated by adding Replacements + New Households + Vacancies. Annual Need is calculated by dividing total need by the number of years in each period (i.e. 10 years from 1990-2020). Total Households for the next decade can be checked by adding "Housing Stock + Replacements + New Households + Vacancies.

**TABLE K
NORTHEAST JEFFERSON COUNTY ESTIMATES OF NONRESIDENTIAL LAND ABSORPTION 1988-2020**

In thousands of square feet

YEAR	RETAIL	OFFICE	INDUSTRIAL	TOTAL	ACTUAL INCREASE
1988	744	1,696	6,309	8,749	
2000	941	2,010	7,286	10,237	1,489
2010	1,388	2,482	9,072	12,942	2,704
2020	2,117	3,103	11,794	17,014	4,072
% INCREASE 1988-2020					
	3.79%	2.15%	1.97%	2.10%	
TOTAL CHANGE	1,373	1,407	5,485	8,265	

Source: 1988 figures are actual from the Northeast Land Use Inventory. Figures for 2000-2020 were estimated from employment growth forecasts by the Jefferson County Planning Department, Policy Analysis Group. An overall growth rate of between 1.5 to 2.0 percent was assumed.

TABLE L
NORTHEAST JEFFERSON COUNTY ESTIMATES OF JOB GROWTH 1988-2020

	RETAIL	OFFICE	INDUSTRIAL	TOTAL	AV. ANNUAL GROWTH
1988	550	4,000	7,450	12,000	
2000	1,043	5,256	9,904	16,203	2.53%
2010	2,251	7,472	13,776	23,499	3.79%
2020	4,170	10,306	19,821	34,297	3.85%
TOTAL NEW JOBS	3,620	6,306	12,371	22,297	3.34%

Source: 1988 figures were estimated from W-470 traffic zone data and field surveys. Following years were estimated by dividing the actual change in square footage for each time period, and dividing that square footage by the standard square footage ratios (retail-400 s.f. per worker, office-250 s.f. and industrial-500 s.f.). It was also assumed that retail and office vacancy rates would drop to 10% between 2010 and 2020, and industrial vacancy rates would drop to 5%. The additional workers to square footage as a result of the vacancy rate decreases was added into the total number of workers in those decades.

TABLE M
NORTHEAST JEFFERSON COUNTY RESIDENT LABOR FORCE 1980-1988

	1980	1981	1982	1983	1984	1985	1986	1987	1988
EMPLOYMENT	11,260	11,728	11,888	12,609	13,225	13,509	13,120	12,907	13,042
UNEMPLOYMENT	608	701	871	875	764	791	972	1,070	896
LABOR FORCE	11,868	12,429	12,760	13,485	13,989	14,300	14,092	13,977	13,938

SOURCE: 1980 CENSUS and TABLE N

1980 data was compiled by the State Demographer's Office from the 1980 Census.

LABOR FORCE - In 1980, the number of employed residents was equal to 5.9% of total County employment. Assuming this percentage remained stable from 1980-1988, the number of employed residents was estimated by multiplying the total employed in the County by 5.9%.

UNEMPLOYMENT RATE (based on field entry data): The average yearly unemployment rate for the County from 1981-1988 was adjusted by +1.0% to estimate unemployment in the Northeast Area.

TABLE N
JEFFERSON COUNTY LABOR FORCE 1980-1988

	1980	1981	1982	1983	1984	1985	1986	1987	1988
LABOR FORCE	201,361	208,276	213,984	225,771	234,564	239,663	235,921	233,600	233,266
EMPLOYED	192,459	198,781	201,496	213,716	224,155	228,959	222,371	218,758	221,056
UNEMPLOYED	8,902	8,902	8,902	8,902	8,902	8,902	8,902	8,902	8,902
% UNEMPLOYED	4.4%	4.6%	5.8%	5.3%	4.4%	4.5%	5.7%	6.4%	5.2%

SOURCE: COLORADO LABOR FORCE REVIEW, DATA SUPPLEMENT 1989.

TABLE O
W-470 TRAFFIC ZONE DATA FOR NORTHEAST JEFFERSON COUNTY

TAZ #	1988			1995			2010			2020		
	TOTAL HH'S	RETAIL EMPLOY	TOTAL EMPLOY	TOTAL HH'S	RETAIL EMPLOY	TOTAL EMPLOY	TOTAL HH'S	RETAIL EMPLOY	TOTAL EMPLOY	TOTAL HH'S	RETAIL EMPLOY	TOTAL EMPLOY
90	0	0	5712	0	0	5712	10	20	5860	20	300	6160
91	50	0	0	50	0	0	50	20	150	70	300	450
92	0	0	160	0	0	160	20	0	170	40	20	200
93	40	0	20	80	10	80	330	620	2120	730	11460	14210
94	180	30	55	280	60	93	680	330	2630	1080	1170	4060
98	200	10	30	200	30	70	210	70	260	190	110	500
100	4	0	0	4	0	0	5	2	15	6	30	45
101	80	0	0	80	0	0	90	0	10	100	20	30
102	570	0	0	570	0	0	570	10	50	590	60	100
104	160	10	240	270	40	40	770	80	260	1390	130	210
136	0	0	220	0	0	220	10	20	370	20	300	670
137	3410	180	1320	4500	210	1480	7790	270	1730	10030	370	1480
203	540	0	560	540	0	560	630	0	570	880	10	580
205	400	0	0	420	0	0	860	0	20	1500	20	40
209	1300	10	1130	1550	30	1160	2190	80	1120	2470	120	850
208	200	60	450	300	70	450	670	100	420	1030	150	310
216	0	80	110	0	80	110	660	90	130	1650	110	150
217	270	0	80	290	0	90	310	0	90	330	0	90
266	0	0	0	0	0	0	2	4	29	4	60	90
267	0	0	0	0	0	0	0	0	0	0	0	0
268	0	0	0	0	0	0	0	0	0	10	0	10
271	0	0	10	0	0	10	170	0	10	410	10	20
272	210	0	0	210	0	0	610	0	10	1210	10	20
273	220	20	920	430	60	930	1670	140	850	3670	220	620
274	0	0	10	0	0	10	170	0	10	410	10	20
275	200	50	50	350	200	200	1120	560	3890	2160	880	26320
276	220	0	100	350	0	110	890	0	120	1500	0	100
277	770	0	130	770	0	130	1120	0	140	1640	10	150
278	100	0	20	100	10	70	100	30	450	100	190	640
284	480	0	250	480	40	1430	810	400	5230	1300	2760	7840
287	29	1	53	31	1	66	32	2	97	33	4	126
TOTALS	9633	451	11630	11855	841	13181	22549	2848	26811	34573	18834	66091

SOURCE: W-470 REVENUE STUDY

The W-470 Traffic Zones selected for this analysis correspond with the Northeast Jefferson County.

TABLE P
DRCOG 1985 TRAFFIC ZONE DATA FOR NORTHEAST JEFFERSON COUNTY

TAZ #	TOTAL POP	POP in HSHLD	TOT HSHLD	AV HS SIZE	GRP QTRS
881	583	583	263	2.22	0
882	1,283	1,283	433	2.96	0
884	950	950	289	3.29	0
951	1,625	1,625	669	2.43	0
958	1,157	1,157	372	3.11	0
959	454	454	154	2.95	0
960	466	466	169	2.76	0
961	3,622	3,622	1,178	3.07	0
962	886	787	272	2.89	99
963	103	103	36	2.86	0
965	57	57	16	3.56	0
966	133	133	38	3.50	0
967	837	837	245	3.42	0
968	547	547	172	3.18	0
969	1,670	1,670	530	3.15	0
970	479	479	158	3.03	0
971	116	116	42	2.76	0
972	475	475	182	2.61	0
973	1,187	1,187	561	2.12	0
979	469	469	175	2.68	0
980	1,862	1,862	821	2.27	0
985	32	32	20	1.60	0
1003	1,053	1,053	394	2.67	0
1024	2,243	2,243	680	3.30	0
1025	1,168	1,168	343	3.41	0
1027	2,535	2,535	769	3.30	0
1054	12	12	4	3.00	0
1055	20	20	6	3.33	0
1056	32	32	10	3.20	0
1057	299	299	87	3.44	0
1058	0	0	0	0.00	0
1061	77	77	21	3.67	0
1062	49	49	14	3.50	0
1065	1,330	1,330	397	3.35	0
1068	3	3	1	3.00	0
1070	1,431	1,431	496	2.89	0
1071	438	438	130	3.37	0
1077	359	359	156	2.30	0
	30,042	29,943	10,303	2.9770270	99

SOURCE: DRCOG 2010 REPORT
The DRCOG Traffic Zones selected for this analysis correspond with the Northeast Jefferson County.

TABLE Q
DRCOG 2010 TRFFIC ZONE DATA FOR NORTHEAST JEFFERSON COUNTY

TAZ #	TOTAL POP	POP in HSHLD	TOT HSHLD	AV HS SIZE	GRP QTRS
881	468	468	287	1.63	0
882	1,296	1,296	451	2.87	0
884	944	944	295	3.20	0
951	1,607	1,607	681	2.36	0
958	2,916	2,916	1,277	2.28	0
959	1,843	1,843	850	2.17	0
960	1,293	1,293	638	2.03	0
961	4,077	4,077	1,809	2.25	0
962	2,455	2,257	1,063	2.12	198
963	590	590	280	2.11	0
965	2,886	2,886	1,134	2.54	0
966	158	158	38	4.16	0
967	3,879	3,879	1,587	2.44	0
968	3,607	3,607	1,587	2.27	0
969	3,691	3,691	1,596	2.31	0
970	2,367	2,367	1,063	2.23	0
971	216	216	106	2.04	0
972	1,631	1,631	850	1.92	0
973	1,806	1,806	717	2.52	0
979	450	450	228	1.97	0
980	1,775	1,775	1,064	1.67	0
985	0	0	0	0.00	0
1003	1,012	1,012	383	2.64	0
1024	6,187	6,187	2,624	2.36	0
1025	4,793	4,793	1,967	2.44	0
1027	1,996	1,996	846	2.36	0
1054	14	14	4	3.50	0
1055	5	5	2	2.50	0
1056	119	119	51	2.33	0
1057	780	780	317	2.46	0
1058	0	0	0	0.00	0
1061	0	0	0	0.00	0
1062	37	37	14	2.64	0
1065	6,056	6,056	2,530	2.39	0
1068	0	0	0	0.00	0
1070	1,031	1,031	499	2.07	0
1071	1,763	1,763	732	2.41	0
1077	1,057	1,057	643	1.64	0
	64,805	64,607	28,213	2.1845945	198

SOURCE: DRCOG 2010 REPORT
 The DRCOG Traffic Zones selected for this analysis correspond with the Northeast Jefferson County.



TABLE R
ESTIMATED HOUSING & POPULATION GROWTH 1988-2020

YEAR	TOTAL HOUSING	INCREASE	AAGR*	PERSONS PER HSHLD	ESTIMATED POPULATION	INCREASE	AAGR*
1988	9,633			2.60	25,046		
1995	11,855	2,222	3.01%				
2010	22,549	10,694	4.38%	2.24	50,510		
2020	34,573	12,024	4.37%				
TOTALS		24,940	4.07%			25,464	3.24

* AAGR - Average Annual Growth Rate

SOURCE: W-470 REVENUE STUDY, ROSS CONSULTING STUDY
 The W-470 Traffic Zones selected for this analysis correspond with the Northeast Jefferson County Study Area.

TABLE S
ESTIMATED JOB GROWTH 1988-2020

YEAR	EMPLOYMENT (JOBS IN AREA)	ACTUAL INCREASE	AAGR*
1988	12,080		
1995	13,631	1,551	1.74%
2010	27,231	13,600	4.72%
2020	66,401	39,170	9.32%
TOTAL		54,321	5.47%

* AAGR - Average Annual Growth Rate

SOURCE: W-470 REVENUE STUDY, ROSS CONSULTING STUDY
 The W-470 Traffic Zones selected for this analysis correspond with the Northeast Jefferson County Study Area.

W-470 FORECAST ASSUMPTIONS

For the W-470 Revenue Study, the following assumptions were made in preparing a forecast:

1. There will be no national recession in 1988 or 1989, although a growth recession may occur.
2. The new airport, the convention center, E-470, W-470 and C-470 are all built on schedule.
3. None of the DMA's major industries experience either a boom or a substantial decline over the forecast period. However, the defense industry will probably experience some decline over the study period, the extent of which is not known.
4. The new airport is successful in attracting international trade, with first impacts felt by 1997.
5. Continued efforts are made to alleviate Denver's air pollution problem.
6. By the year 2005, the DMA has a working system of High Occupancy Vehicle lanes in place.
7. After the year 2000, economic upswings and downswings are generally unpredictable. However, because of increased economic diversification, we feel the general trend, as evidenced by average annual growth rates, will be positive.
8. We regard housing starts and building permits as synonymous, although in reality there is a slight difference of less than 1%. As data on DMA housing starts is not reliable, our projections are based on historic permit data, historic supply and future population growth."

A copy of this study is available in the Jefferson County Planning Department Library.

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