



Appendix C – Build Out Calculations – Longmont Planning Area

The Comprehensive Plan Map identifies land uses for all areas within the Longmont Planning Area. Table C-1 summarizes the existing and projected new residential and non-residential land uses and indicates what the potential buildout of households, population, commercial and employment building space and jobs would be citywide for Longmont, given this land use plan and current assumptions. The analysis does not take into account market demand for various land uses, or rates of buildout. The table is based on Geographic Information System analysis of the Comprehensive Plan Map.

Table C-1 - Citywide Buildout Projections

Total Build Out Potential - Longmont Planning Area			
	Existing	Undeveloped	Total at Buildout
Development Acres (without right-of-way)	12,390	5,442	17,832
Households (units)	33,421	10,318	43,734
Population (people)	85,020	26,598	111,618
Commercial Building Space (sf)	5,977,908	5,491,784	11,469,692
Commercial Jobs	11,844	13,180	25,024
Industrial/Economic Development Building Space (sf)	14,617,425	14,948,402	29,565,827
Industrial/Economic Development Jobs	23,730	29,299	53,029
Total Jobs	35,574	42,478	78,053

Sources: City of Longmont GIS Data, Comprehensive Plan Map (June 2007).
U.S. Census 2000 and City of Longmont building permit data through June 2007.

Assumptions

Non-Residential (Floor-Area-Ratio (FAR) and Jobs)

Commercial	0.2 FAR	3 jobs per 1,000 square feet - 80% net
Industrial/Economic Development	0.23 FAR	2.45 jobs per 1,000 square feet - 80% net
Mixed Use Corridor (assumes 3/4 comm; 1/4 ind/econ dev for the Longmont Tech Area; numbers for the Terry Lake Area are based on sub area information contained in the <i>Highway 66 Mixed Use Corridor Framework Master Plan and Design Guidelines</i> , adopted August 30, 2006)	0.21 FAR*	per commercial and industrial (above)
		*an average of commercial and industrial at 3:1 ratio

Residential Density

Ultra Low Density Residential	0.2	dwelling units/acre (du/ac)
Very Low Density Residential	1.0	du/ac
Low Density Residential	3.3	du/ac
Medium Density Residential	6.5	du/ac
High Density Residential	14.5	du/ac
Housing Occupancy Rate	2.64	persons/household (U.S. Census, 2000)
Residential Net	95.3%	

The City currently contains 33,421 households, with a population of 85,020 persons (June 2007 estimate). The development of remaining lands in Longmont would result in approximately 10,318 new households, and an addition of 26,598 new residents. Total buildout would support a total of 43,734 households and a residential population of 111,618 persons. Residential buildout projections are based on the various land use categories contained on the Comprehensive Plan Map, and assume a 4.7% vacancy rate and an average household size of 2.64 persons (2000 U.S. Census).

The City currently contains approximately 6.0 million square feet of existing commercial building space and 14.6 million square feet of industrial/economic development space. It is estimated that this existing space supports 11,844 jobs in the commercial sector, and 23,730 jobs in the industrial/



economic development sector. Approximately 5.5 million square feet of new commercial building space and 14.9 million square feet of new industrial building space would occur in the Longmont Planning Area according to analysis of the Comprehensive Plan Map.

Buildout of non-residential building space would be 41.1 million square feet, of which 11.5 million would be for commercial uses and 29.6 million would be for industrial/economic development uses. 42,478 new jobs would occur as a result of this building space, with a total buildout number of 78,053 jobs. Non-residential assumptions are based on the various land use categories contained on the Comprehensive Plan Map, using density and employment factors indicated at the bottom of table C-1. These assumptions are calibrated to 2002 information provided by the Longmont Area Economic Council.

According to analysis of the Comprehensive Plan Map, the jobs-to-housing balance at buildout would be 0.70.

Table C-2 provides a summary of existing and buildout of residential and non-residential land uses by each of four subareas within the City, for comparison purposes. Figure C-1 shows the location of each of these subareas.

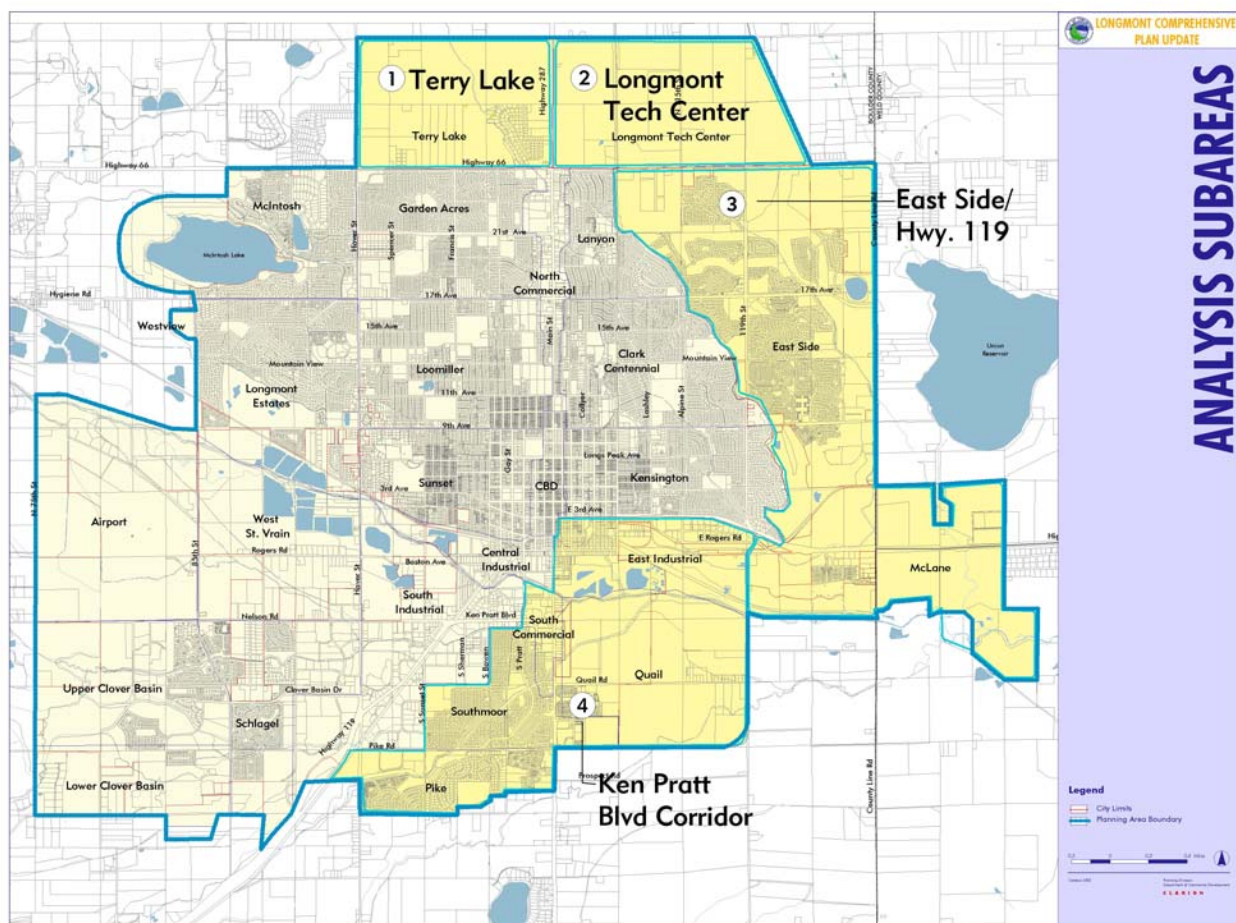


Figure C-1 - Subarea Locations



Table C-2 - Subarea Buildout Projections

Build Out Potential - Terry Lake Area (Subarea 1)

	Existing	Undeveloped	Total at Buildout
Development Acres (without right-of-way)	119	803	922
Households (units)	115	1,429	1,544
Population (people)	303	3,772	4,075
Commercial Building Space (sf)	117,753	1,803,297	1,921,050
Commercial Jobs	288	4,959	5,247
Industrial/Economic Development Building Space (sf)	0	0	0
Industrial/Economic Development Jobs	0	0	0
Total Jobs	288	4,959	5,247

Build Out Potential - Longmont Tech Area (Subarea 2)

	Existing	Undeveloped	Total at Buildout
Development Acres (without right-of-way)	700	383	1,083
Households (units)	2	31	33
Population (people)	6	78	84
Commercial Building Space (sf)	204,909	1,201,966	1,406,875
Commercial Jobs	492	2,885	3,377
Industrial/Economic Development Building Space (sf)	0	161,700	161,700
Industrial/Economic Development Jobs	0	317	317
Total Jobs	492	3,202	3,693

Build Out Potential - East Side (Subarea 3)

	Existing	Undeveloped	Total at Buildout
Development Acres (without right-of-way)	2,031	987	3,018
Households (units)	3,436	2,944	6,380
Population (people)	8,591	7,360	15,951
Commercial Building Space (sf)	262,886	1,326,876	1,589,762
Commercial Jobs	631	3,185	3,815
Industrial/Economic Development Building Space (sf)	1,488,222	2,476,863	3,965,085
Industrial/Economic Development Jobs	2,917	4,855	7,772
Total Jobs	3,548	8,039	11,587

Build Out Potential - Ken Pratt (Subarea 4)

	Existing	Undeveloped	Total at Buildout
Development Acres (without right-of-way)	1,503	765	2,268
Households (units)	2,571	2,014	4,585
Population (people)	6,429	5,034	11,463
Commercial Building Space (sf)	974,807	599,738	1,574,545
Commercial Jobs	2,340	1,439	3,779
Industrial/Economic Development Building Space (sf)	2,386,848	2,253,167	4,640,015
Industrial/Economic Development Jobs	4,678	4,416	9,094
Total Jobs	7,018	5,856	12,873

Sources: City of Longmont GIS Data, Comprehensive Plan Map (June 2007).

Assumptions

Non-Residential (Floor-Area-Ratio (FAR) and Jobs)

Commercial	0.2 FAR	3 jobs per 1,000 square feet - 80% net
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