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FINAL REPORT

FINAL DEMOGRAPHIC AND ECONOMIC FORECASTS – LONGMONT AREA COMPREHENSIVE PLAN UPDATE

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City of Longmont

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I. INTRODUCTION AND EXECUTIVE SUMMARY

This report presents the final population and employment growth forecast for the Longmont Area Comprehensive Plan (LACP) Update. The forecast is based on the adoption draft plan and represents the culmination of the LACP Update process.

The purpose of this analysis is to estimate the growth rates that Longmont is likely to experience through 2025, and thereby:

- Estimate the anticipated time frame required to reach buildout;
- Provide data to be used to estimate the supply of vacant, developable land needed at different points in time during the forecast period; and
- Estimate the jobs: resident ratio, based on the projected rate of commercial and residential growth.

BUILDOUT PROJECTIONS

The preferred land use plan includes a wide range of uses, including residential, commercial, industrial, parks and open space, and public designations. Each land use category involves a range of densities and sub-categories which affect the intensity of future development. Based on the preferred plan, the aggregate development potential has been summarized below in **Table 1.**

As part of the LACP Update, Clarion Associates has estimated the buildout conditions of the community using a range of assumptions for vacant land shown in greater detail in the **Appendix.** For example, the commercial and industrial uses are expected to develop at a floor area ratio (FAR) ranging from 0.20 to 0.23, with employment generators that range from 2.45 to 3.0 jobs per 1,000 square feet of development. Residential densities range from 0.2 to 14.5 dwelling units per acre, with household occupancies projected at 2.64 persons per unit. Based on these assumptions the community can support a population of 101,679 persons and 86,379 employees at buildout as shown in **Table 1**. These buildout estimates do not include additional household or employment capacity that may result from infill and redevelopment.

Table 1
Buildout Projections
LACP Update

	Current	New Growth	Build-out
Population	75,310	26,369	101,679
Employment	35,366	51,012	86,379

Source: City of Longmont, Clarion Associates

SUMMARY OF GROWTH SCENARIOS

With the buildout projections setting the upper growth limits, the following analysis identifies the growth rates likely to occur as the community reaches buildout. The growth rates have been estimated based on a detailed analysis of regional and local projections for population and employment, as further explained in the following two sections of this report.

For each category, there is a conservative and aggressive growth scenario. Under each scenario there is a short-term growth rate for 2003 to 2015 and a long-term rate for 2016 to 2025. The two time periods have been incorporated into the model, as growth rates diminish over time with the maturing of the community.

Based on the area and land use designations of the recommended LACP Update, the population at buildout will be 101,679. Based on the aggressive growth rate, the City is expected to reach this level by 2012. Under the conservative scenario, the City will reach build-out ten years later, by 2022.

Commercial buildout is expected to occur in the distant future. The land supply for commercial and industrial development exceeds the projected demand for the LACP forecast period of 2003 to 2025. When the factors for the aggressive scenario are modeled, the City reaches buildout in 2053. The conservative scenario shows buildout at 2084.

Table 2
Population and Employment Projections
LACP Update

	Growth Factors 03-15	Growth Factors 16-25	2003	2005	2010	2015	2020	2025
Population								
Conservative Scenario	1.6%	1.2%	76,515	78,983	85,507	92,570	98,259	**101,679** [1]
Aggressive Scenario	3.0%	1.5%	77,569	82,293	95,400	**101,679** [2]	--	--
Employment								
Conservative Scenario	1.6%	1.0%	35,932	37,091	40,155	43,471	45,689	48,020
Aggressive Scenario	2.5%	1.5%	36,250	38,085	43,090	48,752	52,520	56,579
Jobs: Resident Ratio								
Conservative Scenario			0.47	0.47	0.47	0.47	0.46	0.47
Aggressive Scenario			0.47	0.46	0.45	0.48	0.52	0.56

Note: Population at buildout assumed to be 101,679 and employment level at buildout assumed to be 86,379.
[1] Buildout occurs in year 2022.
[2] Buildout occurs in year 2012.
Source: Economic & Planning Systems

II. DEMOGRAPHIC TRENDS AND FORECASTS

This section includes an analysis of past trends and forecasts for the Denver metropolitan area, Boulder County, and the emerging cities along the I-25 Corridor located east of Longmont. The purpose of the analysis is to forecast growth in population for the community, based on historic, current, and projected data sets. The evaluation provides a growth rate range, reflecting conservative and aggressive assumptions about future conditions. The actual rate of growth is likely to fall at some point within this range.

These forecasts are based on city, county, and metro-area trends and incorporate building permit data, information from local planners and economic development organizations, current and future land use restrictions and opportunities, and secondary socioeconomic forecasts from the US Census, the Colorado State Demographer, and the Denver Regional Council of Governments.

HISTORIC POPULATION TRENDS

The Denver metro area is comprised of six counties, Adams, Arapahoe, Boulder, Denver, Douglas, and Jefferson. According to the State Demographer, the metro area grew by nearly 606,000 to 2.45 million residents over the 1990-2001 time period as shown in **Table 3** below. The fastest growing portion of the metro area was Douglas County which grew at a 10.8 percent annual rate or 125,289 residents to reach 185,680. Boulder County grew by 2.6 percent per year or 72,447 residents to reach a 2001 estimated population of 297,786.

Table 3
Metro Denver-Boulder Trends 1990-2000 (State)
LACP Update

	Population			1990 - 2001	
County	**1990**	**2000**	**2001**	**Ann #**	**Ann %**
Adams	265,038	363,857	374,085	9,087	3.2%
Arapahoe	391,511	487,967	496,788	8,773	2.2%
Boulder	225,339	291,288	297,786	6,037	2.6%
Denver	467,610	554,636	565,772	8,180	1.7%
Douglas	60,391	175,766	185,680	10,441	10.8%
Jefferson	438,430	527,056	534,043	7,968	1.8%
Denver-Boulder MSA	**1,848,319**	**2,400,570**	**2,454,154**	**50,486**	**2.6%**

Source: US Census 1990,2000 & State Demographer

Within Boulder County, the City of Boulder is the largest municipality, but the slowest growing in terms of population growth. Boulder added a total of 9,850 residents in the 1990-2001 time period, which equates to a 1.0 percent growth rate. Most of this growth occurred between 1990 and 1995 as the city added only 115 residents over the last six years as shown in **Table 4.**

Longmont is the second largest city in Boulder County and the fastest growing as measured by new residents. Over the 1990 to 2001 time period, the City grew by 23,133 residents to 74,688, or an increase of 3.4 percent per year. The growth in the latter half of the decade was 4.3 percent per year, which was nearly twice that of the first half, 2.4 percent.

Table 4
Boulder County Population Trends, 1990 - 2001
LACP Update

Community	1990	1995	2000	2001 [1]	1990-1995		1995-2001	
					#	Ann %	#	Ann %
Boulder	85,127	94,862	94,673	94,977	9,735	2.2%	115	0.0%
Broomfield	24,638	30,014	38,272	39,406	5,376	4.0%	9,392	4.6%
Erie	1,258	2,504	6,291	7,472	1,246	14.8%	4,968	20.0%
Lafayette	14,708	17,585	23,197	23,609	2,877	3.6%	6,024	5.0%
Longmont	51,555	58,142	71,069	74,688	6,587	2.4%	16,546	4.3%
Louisville	12,363	17,731	18,937	18,994	5,368	7.5%	1,263	1.2%
Superior	255	2,427	9,008	9,914	2,172	56.9%	7,487	26.4%
Other	41,770	45,924	45,295	45,690	4,154	1.9%	-234	-0.1%
Boulder Co.	**231,674**	**269,189**	**306,742**	**314,750**	**37,515**	**3.0%**	**45,561**	**2.6%**

[1] 2001 estimate based on 2000 building permit data
Source: Colorado Department of Local Affairs

As growth in the City of Boulder has slowed, growth in Longmont has increased. Other areas of the County were rapidly growing as well. The City of Superior annexed the Rock Creek area and grew from a small town of 255 in 1990 to 9,914 in 2001. The Boulder County portions of Broomfield and Erie also grew rapidly as shown. Louisville and Lafayette also had significant growth but have slowed due to growth controls enacted in recent years.

REGIONAL FORECASTS

There are two sources of long range population and household forecasts for the Denver region, DRCOG and the Demographer's Office of the State Department of Local Affairs. The two sources are quite similar in outlook as shown in **Tables 5 and 7.**

According to DRCOG, the region is forecast to reach a population of 2.84 million by 2010 and 3.40 million by 2025. This implies a slowing of the region's growth into the future compared to recent growth trends, as shown in **Table 5**. The 2001-2005 forecast growth of 172,577 equates to an average increase of 43,144 people per year compared to an average of 56,271 per year over the last 11 years.

Table 5
Metro Denver Population Trends and Forecast (DRCOG)
LACP Update

	Population					
County	**2001**	**2005**	**2010**	**2015**	**2020**	**2025**
Adams	377,261	410,341	474,779	503,811	529,751	603,345
Arapahoe	505,112	541,791	577,244	620,617	662,571	678,299
Boulder	296,864	318,946	334,747	350,736	364,594	372,999
Denver	564,606	590,401	610,549	650,744	689,925	720,789
Douglas	189,592	213,734	250,508	276,733	299,542	328,871
Jefferson	533,866	564,665	601,504	645,956	685,226	700,456
Denver-Boulder MSA	**2,467,301**	**2,639,878**	**2,849,331**	**3,048,597**	**3,231,609**	**3,404,759**

Source: US Census 1990,2000 & DRCOG

The declining growth rates are shown for specific time periods below in **Table 6.** From 1990 to 2001, the average annual rate of growth for the region was 2.7 percent. It is expected to fall to 1.5 percent from 2001 to 2015 and then to 1.1 percent from 2015 to 2025. The declining growth rates are found consistently among each of the six counties, with a significant drop in Douglas County. Based on the DRCOG projections, Boulder County is projected to have the lowest growth rate in the 2015 to 2025 period, at 0.6 percent.

Table 6
Metro Denver Population Growth Rates (DRCOG)
LACP Update

County	1990-2001		2001-2015		2015-2025	
	#	Ann Avg %	#	Ann Avg %	#	Ann Avg %
Adams	112,223	3.3%	126,550	2.1%	99,534	1.8%
Arapahoe	113,601	2.3%	115,505	1.5%	57,682	0.9%
Boulder	71,525	2.5%	53,872	1.2%	22,263	0.6%
Denver	96,996	1.7%	86,138	1.0%	70,045	1.0%
Douglas	129,201	11.0%	87,141	2.7%	52,138	1.7%
Jefferson	95,436	1.8%	112,090	1.4%	54,500	0.8%
Denver-Boulder MSA	**618,982**	**2.7%**	**581,296**	**1.5%**	**356,162**	**1.1%**

Source: US Census 1990, 2000 & DRCOG

The State forecasts are similar to those of DRCOG, as shown below in **Table 7**. Over the 2001-2025 time period, the region's population is expected to increase by an average of 38,778 per year under the State forecasts compared to 39,061 under the DRCOG forecasts. The difference of 283 annually is less than one percent. What is more significant is that the models apply different rates over the forecast period, with the DRCOG anticipating more growth in earlier years and the State assuming higher growth rates in latter years.

Table 7
Metro Denver Population Trends and Forecast (State)
LACP Update

County	Population					
	2001	2005	2010	2015	2020	2025
Adams	374,085	411,878	471,403	531,413	587,065	640,996
Arapahoe	496,788	520,672	547,690	570,785	593,011	612,621
Boulder	297,786	316,634	343,688	371,002	395,646	418,237
Denver	565,772	584,916	608,976	629,887	653,966	685,505
Douglas	185,680	222,649	270,075	315,701	353,864	389,438
Jefferson	534,043	551,427	572,996	594,755	617,495	638,022
Denver-Boulder MSA	**2,454,154**	**2,608,176**	**2,814,828**	**3,013,543**	**3,201,047**	**3,384,819**

Source: US Census 1990,2000 & State Demographer

The annual average growth rates by the State are shown in **Table 8.** For the near future, the growth rates from both the State and DRCOG are 1.5 percent. For the period from 2015 to 2025, the State's rate of 1.2 percent is higher than DRCOG's rate of 1.1 percent. Boulder County is expected to grow by 1.6 percent through 2015, dropping to 1.2 percent until 2025. The differences between the State and DRCOG are more pronounced for Boulder County than for the metro-area as a whole. Thus, if the actual growth rate is closer to the State's projections, buildout will occur much sooner than if DRCOG's projections are accurate.

Table 8
Metro Denver Population Growth Rates (State)
LACP Update

	1990-2001		**2001-2015**		**2015-2025**	
County	**#**	**Ann Avg %**	**#**	**Ann Avg %**	**#**	**Ann Avg %**
Adams	109,047	3.2%	157,328	2.6%	109,583	1.9%
Arapahoe	105,277	2.2%	73,997	1.1%	41,836	0.7%
Boulder	72,447	2.6%	73,216	1.6%	47,235	1.2%
Denver	98,162	1.7%	64,115	0.8%	55,618	0.8%
Douglas	125,289	10.8%	130,021	4.3%	73,737	2.1%
Jefferson	95,613	1.8%	60,712	0.8%	43,267	0.7%
Denver-Boulder MSA	**605,835**	**2.6%**	**559,389**	**1.5%**	**371,276**	**1.2%**

Source: US Census 1990,2000 & State Demographer

BUILDING PERMIT TRENDS

Building permit trends have been evaluated in addition to the population forecasts as they provide additional data to establish the estimates. The data show development activity through the first quarter of 2003, gauging the rate of development since the economic slowdown. The building permit activity also shows the rate of development by community within Boulder County and along the I-25 Corridor east of Longmont.

As shown below in **Table 9,** Longmont's building permit activity has dropped from a high of 1,634 in 2001 to a projected low of 676 in 2003. The 2003 figure represents an annualized estimate for the year, and assumes that construction in the first quarter will remain a constant through out the year. The data show that production dropped in other communities sooner than in Longmont, as the high for the County was in 1998 and has been declining since.

Another significant finding pertains to the portion of the Boulder County construction activity that falls within the City of Longmont. In 1998, Longmont's share was 44 percent. In 2001, it reached a high of 74 percent and is expected to be 63 percent for 2003. The majority of development in the County is expected to occur within Longmont, due to the growth limitations and the lack of available, developable land in other communities.

Table 9
Building Permit Activity in Boulder County
LACP Update

Place	1998	1999	2000	2001	2002	2003 [1]
Boulder	383	159	123	214	293	184
Lafayette	689	329	167	135	121	60
Longmont	**1,587**	**1,208**	**1,465**	**1,634**	**970**	**676**
Louisville	17	8	23	2	14	4
Superior	761	384	367	105	172	104
Unincorp. Boulder Co.	175	170	160	122	139	52
Total	**3,612**	**2,258**	**2,305**	**2,212**	**1,709**	**1,080**

[1] 2003 figures reflect annualized estimate based on first quarter construction

Source: US Census, C-40 Data, Economic & Planning Systems

The average annual rates of growth for Boulder County communities are shown below in **Table 10,** as indicated by building permit activity. The data cannot be directly translated to population, as they do not account for vacancy rates or persons in group quarters. The lag time between permit issuance and unit occupancy further clouds the correlation between permits and population. Nevertheless, the rate of annual construction activity provides a historically consistent measure of development and a reasonable indication of future growth. It has the added benefit of including data from recent years, and the analysis reflects permit activity through the first quarter of 2003. The number of permits anticipated for 2003 is an annualized estimated based on the first quarter data. The growth rates for each community are based on annual permit issuance, calibrated to the number of dwelling units per community documented by the 2000 Census.

For the six-year period, the average annual growth rate for the county was 2.0 percent. When evaluating the recent development activity, the rate drops by approximately half to 1.1 percent. A proportional decrease can be found in Longmont, where the six-year average rate has been 4.4 percent, which has dropped to 2.3 percent for 2002-2003. Because of the limited information related to the past and current year, caution should be used in applying these growth rates to the forecast. Their purpose is to document recent construction activity within the soft real estate market, which continues to progress at a relatively strong rate.

Table 10
Residential Building Permits, Boulder County
LACP Update

	Total Dwelling Units						Annual Average	
Place	**1998**	**1999**	**2000**	**2001**	**2002**	**2003** [1]	**1998-2003**	**2002-2003**
Boulder	40,515	40,674	40,797	41,011	41,304	41,488	0.5%	0.4%
Lafayette	8,670	8,999	9,166	9,301	9,422	9,482	1.8%	0.6%
Longmont	**24,754**	**25,962**	**27,427**	**29,061**	**30,031**	**30,707**	**4.4%**	**2.3%**
Louisville	7,288	7,296	7,319	7,321	7,335	7,339	0.1%	0.1%
Superior	2,947	3,331	3,698	3,803	3,975	4,079	6.7%	2.6%
Total	**84,174**	**86,262**	**88,407**	**90,497**	**92,067**	**93,095**	**2.0%**	**1.1%**

[1] 2003 figures reflect annualized estimate based on first quarter construction.

Source: US Census, C-40 Data, Economic & Planning Systems

As much of southern Boulder County is being built out, growth has shifted north to Longmont and east into Weld County. Growth pressures have also moved north along the I-25 corridor into the same region. The I-25 corridor, from northern Adams County into southwestern Weld County, includes the cities of Dacono, Erie, Firestone, Frederick, and Mead and is one of the fastest growing portions of the Denver metropolitan area.

With the exception of Longmont, the cities in the corridor are small with significant future growth capacity. Over the last five years (1998 to 2002), the corridor cities have averaged 1,055 building permits a year, as shown in **Table 11.** This compares to only 15 permits per year in 1992 for the five communities, prior to the demand from the metro-area reaching this area. The towns of Erie, Frederick, and Firestone accounted for an average of 975 units per year during the last five years or over 92 percent of the corridor total. When Longmont is compared to this area, it exceeds the collective development of the smaller communities with an average of 1,372 permits per year.

Table 11
Building Permit Activity, I-25 Corridor
LACP Update

Place	1998	1999	2000	2001	2002	2003 [1]
Longmont	**1,587**	**1,208**	**1,465**	**1,634**	**970**	**676**
I-25 Corridor						
Dacono	76	61	40	21	24	8
Erie	662	633	478	220	264	456
Firestone	24	178	361	395	327	196
Frederick	32	292	413	317	280	288
Mead	93	28	37	18	4	8
Total Corridor	**887**	**1,192**	**1,329**	**971**	**899**	**956**
Total	**2,474**	**2,400**	**2,794**	**2,605**	**1,869**	**1,632**

[1] 2003 figures reflect annualized estimate based on first quarter construction

Source: US Census, C-40 Data, Economic & Planning Systems

The growth rate in construction for the corridor is shown below in **Table 12.** The growth rates are particularly high due to the small size of the communities in the recent past. The annual average rate of development for these communities was 21.8 percent from 1998 to 2003, assuming that the first quarter data for 2003 reflects development activity for the balance of the year. These annual average growth rates are quite high. For example, Firestone's sixth year annual average of 66.6 percent is driven by the 1,457 units that were built in the previously small community of 123 dwelling units. This rate compares to an average of 4.4 percent in Longmont for the same period.

When evaluating recent activity, the combined rate for 2002 and the 2003 estimate show a significant drop of approximately 40 percent. Notwithstanding the sharp reduction, these communities continue to grow aggressively, with a projected rate of 12.6 percent for the corridor for 2002-2003.

Table 12
Average Annual Growth, I-25 Corridor
LACP Update

	Total Dwelling Units						Annual Average	
Place	**1998**	**1999**	**2000**	**2001**	**2002**	**2003** [1]	**1998-2003**	**2002-2003**
Longmont	**24,754**	**25,962**	**27,427**	**29,061**	**30,031**	**30,707**	**4.4%**	**2.3%**
I-25 Corridor								
Dacono	1,040	1,101	1,141	1,162	1,186	1,194	2.8%	0.7%
Erie	1,226	1,859	2,337	2,557	2,821	3,277	21.7%	16.2%
Firestone	123	301	662	1,057	1,384	1,580	66.6%	14.2%
Frederick	210	502	915	1,232	1,512	1,800	53.7%	19.0%
Mead	587	615	652	670	674	682	3.0%	1.2%
Total Corr.	**3,186**	**4,378**	**5,707**	**6,678**	**7,577**	**8,533**	**21.8%**	**12.6%**
Total	**27,940**	**30,340**	**33,134**	**35,739**	**37,608**	**39,240**	**7.0%**	**4.3%**

[1] 2003 figures reflect annualized estimate based on first quarter construction

Source: US Census, C-40 Data, Economic & Planning Systems

LONGMONT FORECAST

For purposes of developing forecasts for the LACP Plan update, EPS has prepared two 2002 to 2025 growth forecasts, a conservative level and an aggressive level as described below. Both have been structured to allow for a reduction in the rate over time.

- **Conservative Forecast –** This forecast is based on an average of State and DRCOG forecasts for Boulder County and assumes that Longmont will grow at a comparable rate. In the near term (2002-2015), the conservative estimate for Longmont, 1.6 percent, reflects the higher of the two sets of forecasts (a difference of 0.2 percentage points). The long-term projection of 1.2 percent is also based on the higher of the two (a difference of 0.6 percentage points). The basis for these rates is that the County will grow at slower rates in the future than historically and that Longmont will receive a disproportionately higher percentage of the County's growth, which is reflected in the selection of the higher of the two estimates.

- **Aggressive Forecast–** The stronger growth rate is provided to identify the upper limit of growth that is likely to occur. It is also based on the assumption that a majority of the growth in the county will shift to Longmont. It reflects the rates of recent construction activity, which has been 4.4 percent from 1998 to 2003 and is projected to be 2.3 percent for 2002 to 2003. Given these findings, it is projected that development will grow at an annual rate of 3.0 percent from 2002 to 2015, dropping to half that rate for the balance of the forecast.

Based on the area and land use designations of the final comprehensive plan, the population at buildout will be 101,679. Based on the aggressive growth rate, the City is expected to reach this level by 2012. Under the conservative scenario, the City will reach build-out ten years later, by 2022.

III. EMPLOYMENT TRENDS AND FORECASTS

This chapter includes an analysis of employment trend forecasts at the regional and county level. The purpose of the analysis is to identify a range of employment growth rates for the City to be used to estimate the absorption of commercial and industrial land and to project the jobs: resident ratio over the forecast period.

DRCOG and the State Demographer track employment and prepare employment forecasts at the regional and county level. DRCOG data is based on Department of Labor and Employment wage and salary employment data with adjustments to include sole proprietors. The State data is based on an expanded definition of employment using Bureau of Economic Analysis (BEA) data including sole proprietors. Typically, the BEA data includes approximately 20 percent more jobs.

EMPLOYMENT TRENDS

According to DRCOG, employment in the six-county metro area increased by 3.1 percent per year over the 1990-2001 time period to reach 1.46 million as shown in **Table 13**. Boulder County grew relatively fast as well increasing from 130,046 in 1990 to 202,755 in 2001, which equates to an average of 6,610 jobs per year or 4.1 percent.

Table 13
Metro Denver Employment Trends 1990-2001 (DRCOG)
LACP Update

	Employment		1990-2001	
County	**1990**	**2001**	**Ann #**	**Ann %**
Adams	105,442	159,022	4,871	3.8%
Arapahoe	195,746	306,300	10,050	4.2%
Boulder	130,046	202,755	6,610	4.1%
Denver	412,867	503,212	8,213	1.8%
Douglas	16,676	66,281	4,510	13.4%
Jefferson	184,352	228,584	4,021	2.0%
Denver-Boulder MSA	**1,045,129**	**1,466,154**	**38,275**	**3.1%**

Source: US Census 1990,2000 & DRCOG

The State data shows total employment growth at 3.3 percent per year from 1990 to 2001, to reach 1.77 million. Boulder County growth was 7,211 jobs per year, or 3.9 percent to reach a total of 233,031 in 2001 as shown in **Table 14**.

Table 14
Metro Denver Employment Trends 1990-2001 (State)
LACP Update

	Employment			1990-2001	
County	**1990**	**2000**	**2001**	**Ann #**	**Ann %**
Adams	122,962	185,305	190,341	6,125	4.1%
Arapahoe	234,565	369,853	374,433	12,715	4.3%
Boulder	153,714	230,506	233,031	7,211	3.9%
Denver	501,773	604,663	613,440	10,152	1.8%
Douglas	20,423	76,184	80,530	5,464	13.3%
Jefferson	211,457	275,183	278,080	6,057	2.5%
Denver-Boulder MSA	**1,244,894**	**1,741,694**	**1,769,855**	**47,724**	**3.3%**

Source: Colorado State Demographer

EMPLOYMENT FORECASTS

The forecasts for metropolitan employment growth show a slowing for the region over the long term. The DRCOG forecasts call for an average growth rate of 1.5 percent over the 2001-2025 time period **(Table 15)** compared to a 1.7 percent rate for the State **(Table 16)**. In either case, the forecasts are considerably below historical growth. The forecasts may be conservative, particularly in the short run, given the actual growth for the three years since they were made.

Table 15
Metro Denver Employment Trends 2001-2025 (DRCOG)
LACP Update

	Employment						2001-2025	
County	**2001**	**2005**	**2010**	**2015**	**2020**	**2025**	**Ann #**	**Ann %**
Adams	159,022	189,542	239,976	274,348	308,331	347,272	7,844	3.3%
Arapahoe	306,300	320,547	335,882	354,459	371,105	378,564	3,011	0.9%
Boulder	202,755	230,160	246,040	257,056	267,842	277,783	3,126	1.3%
Denver	503,212	523,736	553,453	581,190	608,491	635,367	5,506	1.0%
Douglas	66,281	86,925	100,040	110,704	121,162	130,766	2,687	2.9%
Jefferson	228,584	241,596	250,688	271,533	292,053	304,601	3,167	1.2%
Denv-Bldr MSA	**1,466,154**	**1,592,506**	**1,726,079**	**1,849,290**	**1,968,984**	**2,074,353**	**25,342**	**1.5%**

Source: DRCOG

Table 16
Metro Denver Employment Trends 2001-2025 (State)
LACP Update

	Employment						2001-2025	
County	2001	2005	2010	2015	2020	2025	Ann #	Ann %
Adams	190,341	202,511	231,354	263,668	291,097	318,848	5,354	2.2%
Arapahoe	374,433	402,323	438,163	467,340	492,054	517,071	5,943	1.4%
Boulder	233,031	255,007	294,879	334,196	368,303	402,824	7,075	2.3%
Denver	613,440	641,107	699,134	758,104	811,069	864,684	10,469	1.4%
Douglas	80,530	98,023	128,592	153,583	172,113	190,866	4,597	3.7%
Jefferson	278,080	289,016	309,659	322,394	335,540	348,842	2,948	0.9%
Denv-Bldr MSA	**1,769,855**	**1,887,987**	**2,101,781**	**2,299,285**	**2,470,176**	**2,643,135**	**36,387**	**1.7%**

Source: Colorado State Demographer

The figures differ by county rather dramatically. For Boulder County, DRCOG shows a dramatic decline to an average of 3,126 new jobs per year or 1.3 percent per year, which is less than half of the new growth experienced over the last decade. By contrast the State shows only a modest decline in job growth from 7,075 per year from 2001 to 2025 compared to 7,211 for the last 11 years.

Although the City of Boulder will certainly experience slower growth, a reasonable case can be made that the other communities in the county (including Longmont) will not slow down as much. Even in communities with limited additional residential land and/or growth controls – including Superior, Louisville, and Lafayette – there is a push for more employment and sufficient land capacity to accommodate it. The only current data and forecasts at the city level are from the DRCOG regional economic model and this data does not precisely follow municipal boundaries.

The DRCOG model forecasts Longmont growing faster than the County as a whole as shown in **Table 17**. The greatest growth is shown in Longmont and in the cities of Louisville, Lafayette, and Superior. The overall Longmont growth rate for the forecast period is 1.58 percent. The forecasts for Longmont show growth continuing at essentially current growth rates until 2010. Expected employment growth slows down thereafter as shown.

Table 17
Boulder County Employment Trends, 2001-2025 (DRCOG)
LACP Update

	Employment					2001-2025	
County	**2001**	**2005**	**2010**	**2020**	**2025**	**Ann #**	**Ann %**
Longmont	34,696	43,637	43,924	50,269	50,561	661	1.58%
Boulder-Periphery	31,473	34,745	35,685	36,634	40,135	361	1.02%
Boulder-North	59,203	61,466	69,368	74,519	75,090	662	1.00%
Boulder-South	24,041	24,264	24,282	30,246	31,801	323	1.17%
Boulder-Tri-Cities	46,680	58,846	65,155	66,110	67,033	848	1.52%
Total	**196,093**	**222,958**	**238,414**	**257,778**	**264,620**	**2,855**	**1.26%**

Source: DRCOG

LONGMONT FORECAST

Similar to the estimates for population growth, two employment growth rates are provided. The aggressive rate is projected to be 2.5 percent in the near term, declining to 1.5 percent after 2015. The conservative rate reflects DRCOG's estimate for Longmont of 1.6 percent, dropping to 1.0 percent in the future.

These rates are based on a combination of factors, as previously presented. The State projects a 2.3 growth rate for Boulder County, much of which is likely to occur in the communities on the northern and eastern areas of the county. Because Longmont offers greater development potential, the rate is likely to be higher than this County average. Thus, a somewhat optimistic rate of 2.5 percent has been set for the high end of the forecast range.

DRCOG's employment estimates for the county are generally lower than the State's. For Boulder County, the estimate is 1.3 percent. For the City of Longmont, the projection is 1.58 percent. Based on this data, 1.6 percent has been selected for the low end of the range, dropping to 1.0 after 2016.

Based on these rates, commercial buildout will occur in the distant future. The land supply for commercial and industrial development significantly exceeds the projected demand for the LACP forecast period of 2003 - 2025. When the factors for the aggressive scenario are modeled, the City reaches buildout in 2053. The conservative scenario shows buildout at 2084.

JOBS HOUSING BALANCE

The resident: jobs ratio has been included in the forecast to measure the rate of population growth against job growth and is provided in **Table 18.** Within the LACP forecast period, the ratio is expected to grow to 0.56 by 2025 under the aggressive forecast.

Because residential growth is expected to increase faster than employment in the near term, the jobs to residents ratio will fall below the current level until 2014, under the aggressive scenario. At that point, residential growth will plateau while commercial growth continues to increase. The same trend can be found in the conservative scenario, although the difference is less dramatic and occurs later in the forecast period. The ratio falls to 0.46 in 2020 and then rises back to 0.47 by 2025, after residential buildout occurs in 2022.

Table 18
Jobs: Housing Balance
LACP Update

	Growth Factors 03-15	16-25	2003	2005	2010	2015	2020	2025
Population								
Conservative Scenario	1.6%	1.2%	76,515	78,983	85,507	92,570	98,259	**101,679** [1]
Aggressive Scenario	3.0%	1.5%	77,569	82,293	95,400	**101,679** [2]	--	--
Employment								
Conservative Scenario	1.6%	1.0%	35,932	37,091	40,155	43,471	45,689	48,020
Aggressive Scenario	2.5%	1.5%	36,250	38,085	43,090	48,752	52,520	56,579
Jobs: Resident Ratio								
Conservative Scenario			0.47	0.47	0.47	0.47	0.46	0.47
Aggressive Scenario			0.47	0.46	0.45	0.48	0.52	0.56

Note: Population at buildout assumed to be 101,679 and employment level at buildout assumed to be 86,379.
[1] Buildout occurs in year 2022.
[2] Buildout occurs in year 2012.
Source: Economic & Planning Systems

APPENDICES:

LAND USE STATISTICS

Total Build Out Potential - Longmont Planning Area

	Existing	Undeveloped	Total at Buildout
Development Acres (without right-of-way)	11,477	6,698	18,175
Households (units)	28,527	9,988	38,515
Population (people)	75,310	26,369	101,679
Commercial Building Space (square feet (sf))	6,324,912	5,078,830	11,403,742
Commercial Jobs	15,180	12,189	27,369
Industrial/Economic Development Building Space (sf)	10,299,326	19,807,593	30,106,919
Industrial/Economic Development Jobs	20,187	38,823	59,010
Total Jobs	35,366	51,012	86,379

Jobs-to-Residents Ratio = 0.85

Sources: Clarion Associates, City of Longmont GIS Data - Existing Land Use (August 2002), Comprehensive Plan Map (July 2003).
U.S. Census 2000 and City of Longmont building permit data through March 2002.

Build Out Potential - Terry Lake Area (Subarea 1)

	Existing	Undeveloped	Total at Buildout
Development Acres (without right-of-way)	120	845	965
Households (units)	121	188	309
Population (people)	319	495	814
Commercial Building Space (sf)	130,680	1,201,084	1,331,764
Commercial Jobs	314	2,883	3,196
Industrial/Economic Development Building Space (sf)	0	400,042	400,042
Industrial/Economic Development Jobs	0	784	784
Total Jobs	314	3,667	3,980

Build Out Potential - Longmont Tech Area (Subarea 2)

	Existing	Undeveloped	Total at Buildout
Development Acres (without right-of-way)	515	554	1,069
Households (units)	10	63	73
Population (people)	26	166	192
Commercial Building Space (sf)	8,712	1,353,530	1,362,242
Commercial Jobs	21	3,248	3,269
Industrial/Economic Development Building Space (sf)	0	159,267	159,267
Industrial/Economic Development Jobs	0	312	312
Total Jobs	21	3,561	3,582

Build Out Potential - East Side (Subarea 3)

	Existing	Undeveloped	Total at Buildout
Development Acres (without right-of-way)	3,759	1,474	5,233
Households (units)	2,198	4,011	6,209
Population (people)	5,803	10,588	16,391
Commercial Building Space (sf)	182,952	1,369,004	1,551,956
Commercial Jobs	439	3,286	3,725
Industrial/Economic Development Building Space (sf)	931,748	4,603,972	5,535,720
Industrial/Economic Development Jobs	1,826	9,024	10,850
Total Jobs	2,265	12,309	14,575

Build Out Potential - Ken Pratt (Subarea 4)

	Existing	Undeveloped	Total at Buildout
Development Acres (without right-of-way)	2,690	830	3,520
Households (units)	2,534	2,235	4,769
Population (people)	6,691	5,899	12,590
Commercial Building Space (sf)	1,071,576	448,320	1,519,896
Commercial Jobs	2,572	1,076	3,648
Industrial/Economic Development Building Space (sf)	2,594,869	2,310,652	4,905,521
Industrial/Economic Development Jobs	5,086	4,529	9,615
Total Jobs	7,658	5,605	13,263

Sources: Clarion Associates, City of Longmont GIS Data - Existing Land Use (August 2002), Comprehensive Plan Map (July 2003).
U.S. Census 2000 and City of Longmont building permit data through March 2002.

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 Commercial Corridor (3/4 comm; 1/4 ind/econ dev)	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	100%

Undeveloped Land Use Acreage - by Subarea (acres)

Land Uses	Subarea 1: Terry Lake (ac)	Subarea 2: Longmont Tech (ac)	Subarea 3: East Side (ac)	Subarea 4: Ken Pratt (ac)	Outside of 4 Subareas	Total Longmont Planning Area (ac)
Ultra Low Density Residential	503	314	0	0	1	818
Very Low Density Residential	0	0	0	2	259	262
Low Density Residential	26	0	341	295	495	1,157
Medium Density Residential	0	0	334	108	153	596
High Density Residential	0	0	49	38	42	129
Central Business District	0	0	0	0	0	0
Multi-Neighborhood Commercial	0	0	43	4	48	95
Neighborhood Commercial	0	0	6	0	4	10
Regional Commercial	0	101	108	43	14	265
Strip Commercial	0	0	0	5	15	19
Mixed Use Commercial Corridor	175	70	0	0	0	245
Industrial/Economic Development	0	0	460	231	1,231	1,921
Public	0	0	53	37	39	129
Open Space	140	71	80	67	694	1,051
(right of way)	38	26	158	353	1,850	2,425
Total (with right of way)	883	580	1,632	1,183	4,846	9,123
Total (without right of way)	845	554	1,474	830	2,995	6,698