



Pikes Peak Area
Council of Governments
Communities Working Together

MEETING AGENDA
of the
2035 SMALL AREA FORECAST TASK FORCE
Monday, December 13, 2010
2:00 p.m.
PPACG Lower Level Conference Room

Agenda items marked with ☒ indicate that additional materials were included in packets mailed to members. Please park in the large parking lot on the east side of the building and enter the east entrance to the lower level.

- 1. Introductions**
- 2. Agenda Approval**
- 3. Comments on Items Not on the Agenda**
- 4. Meeting Report ☒**
- 5. Socioeconomic Model Output Data – Review ☒**
- 6. Adjournment**



**Meeting Summary of the
SMALL AREA FORECAST TASK FORCE
Monday, November 15, 2010
2:00 p.m.**

Pikes Peak Area Council of Governments Lower Conference Room

Members Present

Larry Bagley
Raimere Fitzpatrick
Meggan Herington
Janet Johnston
Tom Mowle
Lor Pellegrino
Ken Prather
Sally Riley
Melissa Wetzig

Representing

CONO
El Paso County
City of Colorado Springs
Colorado Springs Utilities
Community Advisory Committee
Teller County
Pikes Peak Area Council of Governments
City of Woodland Park
Colorado Springs Utilities

Guests

Joe Hanke
Troy Richter
Yolanda Roberts

Representing

Pikes Peak Area Council of Governments
Colorado Springs Utilities
Pikes Peak Area Council of Governments

The Small Area Forecast (SAF) Task Force discussed the following topics:

Socioeconomic Model Output Data – Mr. Prather explained the State Demographer’s new population and employment control totals were incorporated into the socioeconomic model. In mid-October, SAF Task Force members were emailed population and employment model outputs for years 2005, 2015, 2025 and 2035. Task Force members also received population and employment growth rates for 2015, 2025, and 2035 as well as a comparison model output to 2010. Since no SAF member present had completed the review of these files the motion to recommend the model output data was tabled till the following month’s meeting scheduled for December 13, 2010. SAF members were asked to review the files and send in their comments by December 1, 2010.

Topics for Discussion at the Next Meeting:

- TELUM Model Output

MEMORANDUM

DATE: December 6, 2010
TO: Small Area Forecast Task Force
FROM: Ken Prather, Transportation Planner
SUBJECT: Review of Socioeconomic Model Output Data

ACTION REQUESTED: Review and Recommend

Comments on the TELUM model output from October are attached. Additional comments from Colorado Springs Utilities are shown below. There are some TAZs that are addressed by two or three commenters, the City of Colorado Springs and two departments of Colorado Springs Utilities. These TAZs have been identified by yellow highlight both below and in the attached files. Comments from various entities are attached after this memorandum.

The question for the Task Force will be are the comments sufficiently explained and justified to warrant changing the model inputs/results?

Chris Neil's comments follow:

My main issue is that many TAZ's have significant population in them now, no change at all for a while in the model run and then explode. Such as TAZ 381 and 385. No increase until 2025 or 2035, respectively, then big jump. Taz 381 has 4,515 people to start (2005). There is no growth from 2005 until 2015. Then adds 1,562 from 2015-2025 and then 6,258 between 2025 and 2035. It seems like some creep is more likely than nothing at all for a while and then a big jump. I can see if it were empty and far out, growth would eventually get there. Because these TAZ's already have significant population, it seems like they will see some growth and not be dead for 10 or 20 years. If they put a little of the pop growth in a large number of TAZs like these, then there is less to dump in the few TAZs that the model thinks get the bulk of the growth. Other example's of this include TAZ 9, 13, 32, 62, 123, 195, 252, 259, 352-357, 375, 410, 422, skip 873, 909, 915, 916, 917, 926

Taz 398 has an odd pattern. Starts at 10 in 2005. Grows by 4,771 by 2015, then only 593 by 2025, then by 2,746 in the last decade. It should fill up by 2025 rather than having only small growth that gets filled up in the last decade. Taz 392 and 885 is also like this, but on a small scale.

Taz 638 seems to be the middle part of BLR. Model has big growth (5980 people) in 2005 to 2015 period. This is not happening. Probably better to move out to 2015 to 2025.

Some Taz's seem like they have a little more room for development but they don't get any in this run. Taz 198, 207 (more apartments), 361. Taz 312 has no growth in this run but the northern half seems to be available for development. Taz 882 seems to still have a corner available for development - another 30

houses?

Taz 303 seems industrial and not residential. There are almost 1,897 people going in there in this run.

Taz's 311, 341, 437 has significant development shown on GoogleEarth, which is not consistent with zero increase in 2005-2015 in this run.

Taz's 330, 333, 335, 463, 466, 467. These are TAZs in or near Fountain with development shown on GoogleEarth. They should probably be higher in 2005-2015 period. Taz 336 is a big area east of Fountain which seems like it could see more growth than the 536 people put there.

Taz 471 and 472 are W of Centennial Blvd that seems like they should have more growth in 2005-2015 period.

ATTACHMENTS:

1. Colorado Springs Utilities
2. Colorado Springs
3. Military Installations
4. Teller County
5. Woodland Park

COLORADO SPRINGS UTILITIES - COMMENTS

Taz	Area/Location Description	Population Growth	Employment Growth
2	NE of Constitution & Circle		Too high in 15,25,35
3	Circle & Paseo, CS Country Club		developed area, don't expect job growth
6	Palmer Park , Benet Hill		developed area, don't expect job growth
7	UCCS	could see some growth here in HH's and group quarters w/ planned UCCS expansion	Too high in 15,25,35
8	Austin Bluffs & NE corner of Nevada		Too low, UCCS has plans to expand here
9	Austin Bluffs & NE corner of Nevada , Four Diamonds		Too low, UCCS has plans to expand here
11	Current, inc.		Too high in 15,25,35
26	e of Mark Dabling, n of Fillmore, w of Nevada		expect less growth
29	ne of I-25 & Austin Bluffs, Pioneer Ssand		expect less growth
30	New University Center Shopping Center (Costco,Lowes)		expect more growth
33	SE of Templeton Gap & Union	more group quarters because of new assisted living facilities here	more jobs
37	Wasson H5	older neighborhood, expect little to no growth here	
44	Patty Jewett GC	older neighborhood, expect little to no growth here	
47	Cascade, s of Caramillo, n of Uintah		don't expect much job growth here, mostly residential area
48	e of I-25, w of Wood Ave, n of Uintah		don't expect much job growth here, mostly residential area
50	Penrose Main Hosp		don't expect negative employment growth here in future
51	Cascade, n of Caramillo, s of Washington		don't expect much job growth here, mostly residential area
55	Kissing Camels area		don't expect much job growth here
58	near Intel		check, too negative ?
67	Old Colo City		don't expect growth here 05-15, 15-25
78	NW of Nevada & Boulder		too high from 05-15?
84	Memorial Hosp, OTC		question large negative growth 05-15?
96	S Circle & Pikes Peak		too high
101	S Circle & Pikes Peak		too high
106	Gazette		too high 05-15
112	Downtown, new USOC bldg		expect some growth here
114	Gold Hill Mesa		may not be as much growth here btwn 05-15 due to slow down
123	Bear Creek Park	don't expect growth here 15-25, 25-35	
156	above and west of the Broadmoor		don't expect growth here
157	Old Stage Rd	don't expect growth here	
168	Quail Lake, Atmel		too much growth, 15-25, 25-35
208	near Intel		check, too negative ?
210	near Intel		check, too negative ?
223	Federal & Voyager	multi-family units planned here	
238	N of Woodmen Rd, e of Vollmer, w of Meridian	will be in county, not city, expect slower growth	expect slower growth
260	Union & Shrider		don't expect growth here , currently residential
263	n of Woodmen Rd, e of I-25, w of N Academy		question large negative growth 05-15?
275	Cowpoke, Sopresa, Black Forest Rd	expect growth to be much slower here	expect growth to be much slower here
302	Vineyard, w of I-25, s of Lake	expect less growth	perhaps more jobs here for planned call center?
308	Bradley Hts, s of Bradley, w of Powers, e of Marksheffel n of Fontaine	expect growth to be slower here	expect growth to be slower here
345	e of airport, w of Marksheffel, southern part of BLR	expect growth to be slower here	
388	Hwy 24 & Constitution	expect growth to be slower here	

Taz	Area/Location Description	Population Growth	Employment Growth
398	w of Marksheffel, s of Stetson Hills, e of Hwy 24	expect growth to be much slower here	
399	w of Marksheffel, s of Woodmen, n of Dublin, BLR school	expect growth to be slower here	
400	s of Woodmen, n of Dublin, e of Templeton Gap	expect growth to be slower here	
424	Rustic Hills residential area, e of Constitution & Murray		don't expect growth here
475	S Union & Hancock Exwy	expect more growth here, 05-15, 15-25	
476	S Union & Hancock Exwy	expect more growth here, 05-15, 15-25	
477	S Union & Hancock Exwy	not as much early growth here as in TAZs 475, & 476, expect this Taz to develop last	not as much early growth here as in TAZs 475, & 476, expect this Taz to develop last
497	Voyager/83/Powers	expect slower growth	expect slower growth
498	Voyager & Ramtron	expect growth here 05-15	
499	e of I-25, w of Voyager, s of Middle Creek	expect slower growth here	expect more jobs here
514	Printers Parkway	don't expect growth here	question negative growth, county offices moving?
519	near Pinon Elementary, just north of Chey Mt. State Park, w of 115	expect more growth here, 05-15, 15-25	
523	Flying W, 30th, MCI	too much growth 25-35	
527	extension of Powers at I-25, Copper Ridge at Northgate (urban renewal site?)	expect more growth here	expect more jobs here, hotel, mall planned
600	nw of Powers & Constitution	no pop growth here, all commercial	question loss of jobs over time here, it's a newer mall along Powers
602	NW Platte & Powers, Patriot Park	TELEM shows pop growth here, should it be more commercial?	
603	ne of Galley & Wooten		don't expect job growth, mostly residential
604	Platte/Wooten/Babcock by Joy Rides	expect no pop growth here, it looks all commercial/Industrial	
	ne of Galley & Murray		don't expect job growth, mostly residential, built out
606	Platte/Wooten/Murray	expect no pop growth here, it looks all commercial/Industrial	potential for job growth here?
617	nw of Powers & Fountain	growth later, check balance of population growth vs commercial growth.	growth later
623	ne corner of 5 Academy & Hancock Exwy	no pop growth here, all commercial	more job growth here
629	e of Black Forest, w of Volmer, s of Cowpoke	there are around 181 homes here now, data show 0, expect x2 over next 30 yrs	
630	nw of Dublin & Marksheffel	expect slower growth	
632	e of Peterson Rd, w of Marksheffel, n of Barnes, s of Stetson Hills	this area is practically built out now, don't expect much more growth here	
638	se of Dublin and Marksheffel, Toys Ranch	anticipate that growth here will be linked to annexation into city, until then expect slower growth	
640	nw of Powers & Old Ranch	there are around 90 homes here now, and (14) 6-unit townhomes, need to show more growth btwn 05 - 15	expect some jobs here
645	near Liberty HS, Research & Powers	expect some growth here	
646	near new Memorial Hosp off Briargate Pkwy	expect some growth here	expect more job growth here
652	nw of Voyager & Interquest, w of New Life at Renaissance & new theater complex	expect more growth here	expect more growth here
655	near Oracle, w of Voyager, E of I-25, s of Northgate	expect more industrial park here than residential	
838	Flying Horse	more growth 05-15	maybe less jobs
844	ne of Woodmen & Marksheffel, Shiloh Mesa	76 (SF & MF) residences planned	7.4 acre regional commercial center planned here
873	s of Dublin, n of Stetson Hills, w of Poewrs, w of Marksheffel	this area is practically built out now, don't expect much more growth here	
874	s of Stetson Hills, n of Barnes, e of Powers, w of Peterson Rd		mostly residential, don't expect job growth here
876	e of Skysox Stadium		mostly residential and GC, don't expect job growth here

City of Colorado Springs – Meggan H. NOTES ON THE SAF DATA - 11/16/10

EMPLOYMENT

- According to the data from TELUM for the year 2030, ½ of the job loss occurring in all TAZ's is occurring in the City of Colorado Springs.
- Total Employment loss for all TAZ's is 59,755
- Total Employment Loss for City TAZ's (as mapped by Meggan) is 37,571
- This seems like reasonable job loss for the City.

HH POPULATION

- According to the data from TELUM for 2035
- Total HH Population loss for all TAZ's is 20,221
- Total HH Population loss for City TAZ's (as mapped by Meggan) is 13,942

TAZ ISSUES – HH POPULATION

TAZ 65 (2035 pop as +258) – Currently there are 6 vacant residential lots and 1.42 residential vacant acres. There is not enough vacant land to accommodate an additional 258 pop.

Maximum growth (6 lots, 2.75 people max per lot) 17.

TAZ 68 (2035 pop as +203) – Currently there are only 12 vacant residential lots. All land in the TAZ is plated so no additional growth over the 12 lots. **Maximum growth for 12 lots at 2.75 people max is 36 additional population.**

TAZ 62 – Cap at 3600 – based on existing zoning approvals and the previous numbers.

TAZ 76 (2035 pop +391) – Maximum additional lot capacity is 90. Maximum additional population with 90 lots at 2.75 people is **247 additional residents, not 391**.... No room for that many.

TAZ 69 (2035 pop +392) – There are approx 22 vacant acres zoned for a min. size of 5000 sq ft. There are hillside and infill issue associated with this TAZ. There is not room for an additional 392 residents. **Max Approx number of available residents 75.**

TAZ 442 (2035 pop +195) – There are approx 20 vacant acres with hillside issues. Some of this property is not buildable at full zoning. **Approx additional population would be 75.**

TAZ 479 – Not enough vacant residential for the proposed gain in population – **cap at 200**

TAZ 133 – Not enough vacant residential for the proposed gain in pop – **cap at 350**

TAZ 49 – No vacant residential for the additional 118 population. **Staff recommends 0 additional over 2005**

TAZ 48 – Not enough vacant residential property for the addition of 108. **Staff recommends 0 growth over 2005.**

TAZ 302 - No residential property in this TAZ. **HH POP 0.**

TAZ 303 – No residential property in this TAZ. **HH POP 0.**

TAZ 168 – No significant changes in this TAZ to warrant the loss of 315 population. 0 gain or loss over 2005.

TAZ 471 – This is Kissing Camels gated community. There are vacant lots in this subdivision. There should not be a loss of 367 residents. **It should remain the same numbers for 2030 as previous forecast. 0 loss or gain.**

TAZ 472 – This is an existing residential area. There is no vacant property.... There should be no change in population over 2005.

TAZ 26 – there are not enough residential acres to support 700+ additional population. **Staff recommends a cap of an additional 275 residents** based on 11 vacant acres at a density of 100 structures at 2.75 per family.

TAZ 642 – Should not be losing population. It should be gaining population. There are a number of vacant residential lots to ready to be built on as well as 100+ vacant acres to be developed as part of the Flying Horse development. This TAZ should be an area of population gain. **Keep population for 2035 as stated in original forecast (+2208)**

TAZ 853 – Does not have enough vacant land for the additional 409 population proposed. This TAZ should not increase over the last forecast. No increase over the original 1705.

TAZ 264 – There is no residential property in this TAZ. This TAZ should not have a population increase over the year before. Cap at 0 population

TAZ 267 – The population in this TAZ should not increase over the original forecast. There is no additional vacant property to accommodate an additional 587. Cap should be same as SAF for 2035 at 671.

TAZ 372 – No additional capacity for build out. Population should be capped at 383, (same as previous forecast for 2030).

TAZ 13 – No additional changes that warrant additional population over original forecast for 2035. Cap population at 2212 based on 2005 land use and vacant land.

TAZ 15 - No additional changes that warrant additional population over original forecast for 2035. Cap population at 1359 based on 2005 land use and vacant land.

TAZ 17 - No additional changes that warrant additional population over original forecast for 2035. Cap population at 1533 based on 2005 land use and vacant land.

TAZ 20 - No additional changes that warrant additional population over original forecast for 2035. Cap population at 976 based on 2005 land use and vacant land.

TAZ 32 - No additional changes that warrant additional population over original forecast for 2035. Cap population at 1407 based on 2005 land use and vacant land.

TAZ 33 - No additional changes that warrant additional population over original forecast for 2035. Cap population at 978 based on 2005 land use and vacant land.

TAZ 44 – No vacant property for additional growth. Approx 300 residentially platted lots at 2.75 people per household. **Cap HH pop at 900.**

TAZ 37 – No vacant properties in this older residential neighborhood. 376 platted lots only at 2.75 per HH. **Cap at 1034.**

TAZ 91 - No additional changes that warrant additional population over original forecast for 2035. Cap population at 1182 based on 2005 land use and vacant land.

TAZ 98 - No additional changes that warrant additional population over original forecast for 2035. Cap population at 787 based on 2005 land use and vacant land.

TAZ 100 - No additional changes that warrant additional population over original forecast for 2035. Cap population at 978 based on 1003 land use and vacant land.

TAZ 102 - No additional changes that warrant additional population over original forecast for 2035. Cap population at 1201 based on 2005 land use and vacant land.

TAZ 514 - No additional changes that warrant additional population over original forecast for 2035. Cap population at 182 based on 2005 land use and vacant land.

TAZ 437 - No additional changes that warrant additional population over original forecast for 2035. Cap population at 7428 based on 2005 land use and vacant land.

TAZ's 606, 604, 602 – No residentially zoned properties. Should be zero population for all.

TAZ 422- No land use change for additional population. Cap at original forecast population of 1814 based on approx 650 residential lots and a small amount of vacant.

TAZ 895 – Cap at 1655 population based on 602 platted residential lots and no additional vacant residential in this TAZ to be developed.

TAZ 418 – cap at HH Pop of 2068. This is based on approx 750 platted residential lots and no additional vacant property to be subdivided. This 2068 number is the same as the original forecast.

TAZ 600 – all property in this TAZ zoned commercial. Set a 0 population cap as there is no residential growth in this TAZ.

TAZ 343 – Cap at 9000. No additional growth. This TAZ is rural and no building has occurred yet. Because of overall slowing in development this TAZ will not grow to the numbers reflected for 2030. The 9000 is based on vacant residential zoned property in the City area.

TAZ 619 – Cap at 1000 – there are 86 residentially platted lots and three high density multi-family projects. Multi-family at 24/du per acre is approx 800 residents and 86 lots would support approx 200 residents.

TAZ 617 - No growth. Hold at 1659 based on original forecast

TAZ 379 – No residentially zoned property. Cap at 0 HH Pop.

TAZ 398 - Cap at 6000 based on numbers from last forecast. There should not be growth over last numbers in this area. Many vacant to be developed residential acres but development slowdown will impact growth in this area.

TAZ 387 – Slowdown in building will impact overall development in this TAZ. CAP at 1000 based on vacant acres and slowing growth in Banning Lewis Ranch area.

TAZ ISSUES – EMPLOYMENT

TAZ 2 – Cap at 0 employment... NO commercial zoning in this TAZ.

TAZ 38 – Cap at 0 – No commercial zoning in this TAZ

TAZ 31 – Cap at 0 – No commercial zoning in this TAZ

TAZ 424 – Only 7 acres of commercial zoning in this TAZ. Jobs are mostly retail. Cap at 350 jobs... 7 retail/fast food businesses employ 50 people for a max of 350

TAZ 528 – Cap at 2533 – number from original SAF – no increase

TAZ 266 – No growth cap at 370 – original number from SAF

TAZ 263 – Not enough jobs to lose 3800. CAP at a loss of 1394 (5579 jobs) that is a 20% loss over original numbers

TAZ 262 – No increase jobs. Cap at a total loss of 456 (1822 total jobs) – 20% loss

TAZ 261 – No increase jobs should have a loss of 199 (793 total jobs) – 20% loss *(it looks like TAZ's 261 262 263 may have originally been allocated numbers together. The loss/gain of jobs as represented does not make sense. I have tried to adjust so that all three of these TAZ's have the burden of some job loss which makes sense along North Academy Blvd.)*

TAZ 48 – There is no vacant commercial property to support any increase in employment. Cap at 215 which is the number from the original SAF.

TAZ 53 – No change in uses that would support additional employment. – CAP at 652 which is employment from original numbers.

TAZ 51 – No additional vacant land to support additional employment. Most of the properties are zoned residential. Cap at 121 jobs which is number from original SAF.

TAZ 101 – Cap at original growth number of 193. No room for additional jobs

TAZ 96 – Cap at 783 which is original number – not enough vacant land to support additional growth over original forecast numbers.

TAZ 97 – No growth. Some loss based on overall loss of jobs and office space capacity. Cap at 900.

TAZ 514 – Too much loss in this TAZ. Cap employment at 1372 total jobs *(It looks like TAZ's 514, 97, 96 may have been one zone originally. The growth and loss areas do not correspond. I tried to even out the loss of employment in these zones. It makes more sense that each zone has a smaller amount of loss and no gain in the area. This is not a growing area.)*

TAZ 106 – Cap at 1769 which is original employment number. There are not use changes that warrant any additional jobs in this TAZ.

TAZ 168 – TAZ 168 and 169 seem to have discrepancies. One gains too much employment and one loses too much employment. These should be relatively the same as they are in the same commercial area. Keep both TAZ's at the original growth number TAZ 168 is 5014

TAZ 169 - Cap employment at 5550

TAZ 872 – Employment changed from 1187 to 13457. This seems like too large of a jump in employment. Although this is all commercial property there will not be this large of an increase. Cap employment at 6728 which is half of the calculated employment.

The following TAZ's are seeing gains in this forecast that are not warranted. I suggest capping these at the original 2035 growth numbers as follows

TAZ 78 - 135

TAZ 481 - 660

TAZ 29 - 1648

TAZ 47 - 207

TAZ 528 - 2533

TAZ 616 - 415

TAZ 617 - 382

TAZ 6037 - 516

TAZ 6045 - 561

Review of Model Output for Military TAZs

TAZ 217 - USAFA

military should be 6745 instead of 6695 for 2010 and beyond
households should be 691 instead of 1131 for 2010 and beyond
household population should be 1912 instead of 4257 for 2010 and beyond
group quarters should be 4797 instead of 7643 for 2010 and beyond
civilian employment should be 3605 instead of 3450 for 2010 and beyond
(source USAFA 2009 Economic Impact Analysis)

TAZ 280 - Peterson AFB

military should be 55484 instead of 6645 for 2010 and beyond
households should be 508 instead of 737 for 2010
households should be 650 instead of 737 for 2015 and beyond
household population should be 1585 instead of 2774 for 2010
household population should be 2028 instead of 2774 for 2015 and beyond
civilian employment should be 5743 instead of 5122 for 2010 and beyond
(source PAFB 2009 Economic Impact Analysis)

TAZ 349 - Schriever AFB

households should be 242 instead of 276 for 2010 and beyond
(Schriever AFB Public Information Office)

TAZ 295 - Fort Carson

civilian employment should be 6500 instead of 7173 for 2010 and beyond
(source Fort Carson Garrison August 2010)

COMMENTS ON INITIAL MODEL OUTPUT FOR TELLER COUNTY

The model shows significant growth in areas that historically have had slow growth and conversely no or only little growth in the county's growth areas. The northern zones are in the Hayman Fire area and these zones are even less attractive than before. RAZ household constraints used for the last small area forecast were based on 10hh/acre which is too high as shown in column B. Recommend the zones be classified as no-growth, slow-growth and growth areas as shown below. Caps on households should be changed for the no-growth and slow-growth zones as shown in columns L-N. Errors in # of households in 2005 have been fixed as shown in the yellow highlighted cells.

errors in	growth	slow
2005	TAZ	TAZ

Color Legend:

	2005	max hh	2005 HH	vacant	New 2015	new 2025	new 2035
	+vacant	per zone	acres	acres	cap	cap	cap
	Density	at true	density	output	hh	hh	hh
	10 hh/acre	model	output	hh	hh	hh	hh
RAZ 1							
TAZ 914	0.30	715.2	212	212	139	139	139
TAZ 915	0.26	2706.4	690	838	824.9		
TAZ 916	0.17	4393.2	746	905	1360.4		
TAZ 917	0.09	4692	428	497	1808.2	308	353
TAZ 918	0.02	956.2	20	148	431.6	11	11
TAZ 922	0.003	1200.5	4	101	220.8	3	3
TAZ 923	0.34	253.8	86	58	114.6	47	47
TAZ 924	0.24	1503.6	361	441	687.7	213	230
TAZ 925	0.04	1710	72	148	520.5	50	50
TAZ 926	0.10	5079.3	492	815	1617.6	375	416
TAZ 934	0.20	1673.6	329	213	955.3	141	141
TAZ 935	0.39	874.1	339	53	832.9	16	16
TAZ 937	0.12	1090.8	133	202	298.2	97	97
TAZ 938	0.22	1008.1	217	163	757.6		
RAZ 2							
TAZ 907	0.21	3322.7	699	305	2533.8	229	293
TAZ 908	0.44	4273	1870	1167	3087.1	596	673
TAZ 909	0.20	1971.4	386	437	919.3		

COMMENTS ON INITIAL MODEL OUTPUT FOR TELLER COUNTY

The model shows significant growth in areas that historically have had slow growth and conversely no or only little growth in the county's growth areas. The northern zones are in the Hayman Fire area and these zones are even less attractive than before. RAZ household constraints used for the last small area forecast were based on 10hh/acre which is too high as shown in column B. Recommend the zones be classified as no-growth, slow-growth and growth areas as shown below. Caps on households should be changed for the no-growth and slow-growth zones as shown in columns L-N. Errors in # of households in 2005 have been fixed as shown in the yellow highlighted cells.

errors in 2005	growth TAZ	no growth TAZ	slow growth TAZ
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Color Legend:

TAZ	Density	2005 Max	+vacant acres	Residential at true density	max hh per zone	model output hh	vacant acres	New 2015		new 2035	
								cap	cap	cap	cap
TAZ 910	0.00	3.5	0	44	Mueller SP - flipped HH with 911 in 2005	0	3.4	0	0	0	0
TAZ 911	0.13	723.9	97	139	flipped HH with 910 in 2005	44	395.5	54	64	64	64
TAZ 912	0.33	1296.4	433	422		115	952.0	115	115	115	115
TAZ 913	0.14	1491.3	215	205		142	506.1				
TAZ 927	0.00		0	29	Flourissant NM should be zero HH in 2005	0	0.0	0	0	0	0
TAZ 928	0.15	2996	455	396		225	1514.3				
TAZ 929	0.14	1310.6	189	183	3 houses on google earth now	3	1289.8				
TAZ 932	0.22	640	142	95		63	355.4	72	81	81	81
TAZ 933	0.01	1943.3	23	73		9	1182.9				
TAZ 936	0.13	1463.6	197	175		112	632.4	128	144	144	144
RAZ 3	10 hh/acre										
TAZ 900	0.37	3418.4	1267	126		42	3305.1	42	42	42	42
TAZ 901	0.16	870.7	142	63		8	821.7	8	8	8	8
TAZ 902	1.34	2562.8	3433	291		56	2521.0	119	182	182	182
RAZ 4	10 hh/acre										
TAZ 905	0.15	4969.8	744	197		198	3647.2	198	198	198	198
TAZ 906	0.09	5210.3	445	196		92	4134.1	195	299	299	299
TAZ 919	0.05	3866	180	91		85	2043.4	136	187	187	187
TAZ 920	0.23	4604	1062	854		429	2744.6	498	566	566	566

COMMENTS ON INITIAL MODEL OUTPUT FOR TELLER COUNTY

The model shows significant growth in areas that historically have had slow growth and conversely no or only little growth in the county's growth areas. The northern zones are in the Hayman Fire area and these zones are even less attractive than before. RAZ household constraints used for the last small area forecast were based on 10hh/acre which is too high as shown in column B. Recommend the zones be classified as no-growth, slow-growth and growth areas as shown below. Caps on households should be changed for the no-growth and slow-growth zones as shown in columns L-N. Errors in # of households in 2005 have been fixed as shown in the yellow highlighted cells.

errors in	growth	slow
2005	TAZ	TAZ

Color Legend:

2005 Max Density	2005 +vacant acres	max hh per zone at true density	model output hh
0.06	982.8	57	64
0.20	1470.2	295	51
0.08	907	72	28

vacant HH	2015 cap	new 2025 cap	new 2035 cap
8	844.3		
28	1330.5		
20	656.7	36	53

TAZ 921	367	0.0		
TAZ 930	690	463.9		
TAZ 931	291	15.4		
TAZ 500	739	46.7		
TAZ 501	587	251.7		
TAZ 502	498	0.0		
TAZ 503	390	1080.1		
TAZ 504	570	6.0		
TAZ 505	0	14.3		
TAZ 506	521	0.0		
TAZ 507	533	23.3		
TAZ 508	25	62.1		
TAZ 509	198	61.7		
TAZ 510	493	285.6		
TAZ 511				
TAZ 903				
TAZ 904				

MEMORANDUM

TO: Small Area Forecast Task Force, Ken Prather, PPACG
FROM: Sally Riley, City of Woodland Planning Director
RE: First Review of the TAZ zones for Woodland Park (500 – 511)
DATE: November 15, 2010

The purpose of this review is to point out any glaring anomalies in the small area forecast data for the Woodland Park area which include TAZs 500 through 511. Comments will provide feedback on the following topics:

- Population Growth and Households
- Employment Growth
- Income Levels and Job Types

Population Growth

The table below shows the project population growth for the Woodland Park area TAZs.

TAZ	2005-2015	2015-2025	2025-2035	Total growth
500	0	0	0	0
501	55	50	0	106
502	0	0	0	0
503	0	0	0	0
504	52	0	0	52
505	0	0	0	0
506	223	0	0	223
507	0	0	0	0
508	0	0	0	0
509	0	0	0	0
510	0	0	0	0
511	278	0	0	278
TOTALS	602	50	0	650

1. The forecast predicts a population growth of 602 people (appox. 230 households) from 2005 to 2015 but only within 4 of the 12 TAZs. Since 2005, the total number of building permits issued by the City of Woodland Park was 205, so a prediction of 25 additional residential building permits through 2015 should be

about right in our current economy. The larger increases in TAZ 506 and 511 do not make sense and should be spread among the other TAZs.

2. After 2015, the model predicts very little growth with only 50 people in TAZ 501. I suggest that a half a percent growth (0.5%) per year (about 40 people per year) be used to project population increase in the Woodland Park area. TAZs 503, 504, and 510 will experience the greatest growth in the future.
3. The persons per household varied for 1.9 PPH to 3.0 PPH. Since the 2000 census the City has use 2.63 PPH. Why should each TAZ vary so widely?
4. The Household data should be adjusted according to the population adjustments discussed above.

Civilian Employment Growth

The table

TAZ	EMP 2005-2015	EMP 2015-2025	EMP 2025 - 2035	TOTAL EMP
500	-131	16	-2	-116
501	147	392	396	934
502	227	-83	-75	68
503	-42	133	29	121
504	67	303	-8	362
505	-403	-24	-37	-464
506	789	771	-42	1518
507	-30	91	9	69
508	14	-8	-14	-7
509	-469	-87	-78	-634
510	-68	176	-10	98
511	181	135	0	316

below shows the civilian employment growth by TAZ.

5. TAZ 500 is all residential so it seems odd that 116 jobs would be lost in this area when there is not any employment centers located in this established neighborhood between Lake Ave. and County Rd.
6. TAZ 501 contains a large undeveloped Service Commercial tract along the southeastern area of Woodland Park that will develop within the next 20 years; therefore growth of 934 jobs seems reasonable.
7. TAZ 502 is located on south side of US 24, where the employment numbers should be stable. A growth of 227 jobs in the 2005-2015 may be a bit high but the loss of employment from 2015 to 2035 does not seem reasonable.
8. TAZ 503 is located on the west side of Woodland Park which should also experience stable employment number rather than a range of -42 to +133.

9. TAZ 504 is located on the northwestern area of Woodland Park and includes a few employment centers (i.e. Tamarac Tech Park, Shining Mountain Golf Course, Durham Bus Bard) which reports a wide swing of employment from -8 to +303. This TAZ may be better represented with a small steady growth.
10. TAZ 505 is located on the eastern area of Woodland Park and contains the School District as the major employer. I'm not sure why the projections would show a loss of 464 jobs in the next 25 years.
11. TAZ 506 is located in the north central area of Woodland Park and is substantially residential, therefore it is not reasonable to project 1518 new jobs in this area.
12. TAZ 507 is located north of Kelley's Road and south of Valley View Drive. This area is mostly residential except for the Middle School. Employment projections are about right.
13. TAZ 508 is a residential area and projections are logical.
14. TAZ 509 is the Central Business District north of US24. The large loss of employment of -634 does not seem reasonable.
15. TAZ 510 is located on the southeastern area of Woodland Park and the employment numbers seem reasonable.
16. TAZ 511 is located on the northeastern area of Woodland Park. It is not likely that this area could support over 300 new jobs in this rural area.

Income Levels and Job Types

At first blush these figures seem to be reasonable, however I would like to study these

TAZ	Year	HH Pop	Group Pop	Total HH	Income 1	Income 2	Income 3	Income 4	Income 5
500	2005	417	0	175	15	63	54	29	15
501	2005	769	0	336	35	99	80	103	19
502	2005	1008	0	424	44	125	101	131	24
503	2005	850	0	344	40	62	58	139	45
504	2005	593	0	209	24	38	35	85	27
505	2005	1322	0	535	69	66	138	178	84
506	2005	1233	0	464	45	66	75	168	111
507	2005	868	0	316	30	45	51	114	76
508	2005	1061	0	400	35	142	122	67	34
509	2005	324	0	154	25	71	35	23	0
510	2005	396	0	206	27	26	54	69	32
511	2005	63	0	21	3	3	5	7	3

two tables and discuss the numbers with our Economic Development Director.

TAZ	Year	P/HH	Basic Jobs	Retail Jobs	Service Jobs	TOTAL
500	2005	2.4	29	24	119	172
501	2005	2.3	29	181	182	392
502	2005	2.4	43	299	285	627
503	2005	2.5	103	43	214	360
504	2005	2.8	53	66	278	397
505	2005	2.5	16	32	916	964
506	2005	2.7	24	6	41	71
507	2005	2.7	19	0	116	135
508	2005	2.7	4	9	161	174
509	2005	2.1	96	476	786	1358
510	2005	1.9	23	119	161	303
511	2005	3.0	0	0	0	0