

# Appendix B—Plan Buildout

This appendix provides an analysis of the Land Use Plan and what it means for the City if all vacant lands are built out. The analysis is included in this appendix, rather than in the body of this Plan, so City staff can update it from time to time as the Land Use Plan is amended.

## *Existing and Platted Development*

Table B-1 shows existing development in Arvada as well as approved residential development for 2004. The estimate for existing residential development is based on 2004 DRCOG data. Existing jobs data is from DRCOG as well.

Using these assumptions, Arvada has 41,418 housing units and 102,655 residents in 2004. In addition, the City estimates an additional 1,925 housing units that have been approved but not yet built, which could house 4,570 more people.

Finally, DRCOG estimates 42,644 jobs in Arvada for 2004.

## *Potential Development*

Table B-1 provides an estimate of potential development, based on the categories in the Land Use Plan. The potential development is calculated for vacant lands in the Planning Area.

### **New Residential Development Potential**

New residential development units would occupy a total of approximately 3,320 acres. The future residential development could amount to 10,820 new housing units and 3,630 housing units in redevelopment areas (for a total of 14,450 housing units) and 34,300 new people. These new residential units represent a mix of housing types ranging in the categories from Low Density Residential to High Density Residential. For purposes of analysis, we assume a future housing occupancy rate of 2.5 persons per household (with 95% of units occupied) to calculate housing units.



*The Land Use Plan accommodates almost 11,000 new residential units and 34,300 new residents.*



*The Land Use Plan accommodates 13.0 million square feet of new commercial development, offices, and industry with a potential for almost 37,160 new jobs in Arvada (including jobs on redevelopment lands).*

### **New Non-Residential Development Potential**

New non-residential land uses would occupy a total of approximately 1,770 acres. A total of 13.0 million square feet of new retail, office, and industry could develop, with potential for 37,160 jobs (including jobs on redevelopment lands). This assumes one job for every 500 square feet of commercial space and one job for every 450 square feet of industrial space.

### ***Citywide Buildout***

Table B-1 estimates Arvada’s total buildout potential, which is determined by combining the totals of the (A) existing, (B) platted development, and (C) potential development. Buildout according to the Land Use Plan would result in a total of approximately 57,800 residential units and 141,500 residents and 79,800 jobs.

**Table B-1: Arvada Land Use Plan - Buildout**

Land Use	avg (du/ac)	A			B			C			D		
		2004 Existing Development			2004 Approved Development			Potential Development			Total Buildout (Includes A+B+C)		
		(Acres) <sup>1</sup>	Housing (Units) <sup>2</sup>	Population (People) <sup>2</sup>	(Acres) <sup>3</sup>	Housing (Units)	Population (People)	(Acres) <sup>4</sup>	Housing (Units)	Population (People)		Housing (Units)	Population (People)
<b>Residential</b>													
Mixed-Use - res area (25% - 8 du/ac)	8.0	}	41,428	102,655	240	1,925	4,572	77	616	1,463			
Mixed-Use: Residential - res area (60% at 8 du/ac)	8.0							399	3,192	7,581			
Low Density Residential	1.0							1,836	1,836	4,361			
Suburban Residential	4.5							871	3,920	9,309			
Medium Density Residential	8.0							121	968	2,299			
High Density Residential	15.0							19	285	677			
<i>Residential Subtotal</i>			41,428	102,655	410	1,925	4,572	3,323	10,817	25,689		54,170	132,916
<b>Redevelopment/Other Planning Areas</b>	(du/ac or FAR)	(Acres)	(units)		(Acres)	(units)		(Acres) <sup>3</sup>				(units)	
Redevelopment (DRCOG submittal) - Residential	var.								3,629	8,619		3,629	8,619
Redevelopment (DRCOG submittal) - Commercial	var.									9,674			9,674
Clear Creek/I-76 Community Plan Area	var.							29					
<i>Mixed Use Subtotal</i>		0	0	0	0	0	0	269					
<b>Non-Residential</b>	(FAR)	(Acres)	(SF)					(Acres) <sup>3</sup>	(SF)	(Jobs)			(Total Jobs)
Commercial	0.20							154	1,341,648	2,683			
Regional Commercial	0.20							131	1,141,272	2,283			
Mixed-Use - comm area (0.20 FAR - 75%)	0.20							231	2,012,472	4,025			
Mixed-Use: Residential - comm area (0.20 FAR - 25%)	0.20							166	1,448,370	2,897			
Industrial	0.15							2	13,068	29			
Industrial/Office	0.15							1,083	7,076,322	15,568			
<i>Non-Residential Subtotal</i>				42,644				1,767	13,033,152	27,484			70,128
<b>Open Space and Public Land</b>		(Acres) <sup>1</sup>											
Public Owned Open Space, Parks, and Golf		7,348						1,460					
Public Facilities and Quasi Public		592						117					
<i>Subtotal</i>		7,940						1,577					
<b>Total</b>		<b>24,784</b>			<b>410</b>			<b>6,936</b>	<b>22%</b>		<b>32,130</b>		
<b>Total Housing Units and Population:</b>											<b>57,799</b>	<b>141,535</b>	
											units	population	
												<b>79,802</b>	
												jobs	

**Sources:**

<sup>1</sup>Clarion Associates, Vacant Lands and Redevelopment Areas GIS map, June 2005.

<sup>2</sup>US Census, 2000, DRCOG, 2004.

<sup>3</sup>City of Arvada, 2004.

<sup>4</sup>Clarion Associates, Land Use Plan, GIS map, June 2005.

**Assumptions**

**Housing Occupancy Rate.** Current = 2.6 persons/household (95% occupancy rate). Future = assumed to be 2.5 pp/hh (95% occupancy rate).

**Residential Net** = 100%

**Employment.** C = 1 jobs/500 sf; I = 1 job/450 sf (Source: EPS Study)

**Key to Sections**

A. Existing Development is based on US Census 2000, plus building permit data. These figures include projects that are under construction.

B. Approved Development is that which is approved but not yet under construction (through May 2004).

C. For Vacant Lands: In incorporated area, we used zoning classification. Outside the city (in the planning area) we used planned classification (e.g., JC Metro area). For Redevelopment; We used unit assumptions for Olde Town and Ralston Fields prepared by City for DRCOG in 2004, but did not double-count acres.

D. Total of A, B, and C.

1.4  
jobs to housing

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