



# 3Q'09

July 1, 2009 – Sept. 30, 2009

## MEMORANDUM

**DATE:** December 15, 2009

Jeff Coder, Deputy City Manager  
Chris Molison, Development Director  
Greg Wheeler, Building and Code Director  
Dee Torres, Business Development Director  
David Boyd, Finance Director  
Nicole Jeffers, Neighborhood Services Director  
Jason O'Shea, Senior Civil Engineer  
John Herman, GIS Manager  
Greg Thompson, Current Planning Manager  
Glenda Lainis, Policy Planning Manager  
Jay Ruchti, Senior Planner  
Rich Waldmeier, Senior Planner  
Lori Hight, Senior Planner  
Mike Mallon, Senior Planner  
Rob Larsen, Planner II  
Robin Brown, Senior Policy Analyst  
Karen Widomski, Policy Analyst II

Amy Schmaltz, Planning Intern III  
Maria Cadena, Planning Technician  
Susanna Sotelo, Neighborhood Services Supervisor  
Debra Gray, Housing Coordinator  
Martin Postma, Urban Renewal Project Manager  
Cory Buckman, Business Development Analyst  
Angela Driskell, Public Education Officer  
Adam Lovato, Environmental Services Manager  
Emily Hunt, Water Resources Manager  
Laura Wing, Water Resources Analyst  
Pam Meis, Executive Assistant  
Matt Schaefer, Adams Co. District 12

**FROM:** Glenda Lainis, AICP, Policy Planning Manager

**SUBJECT:** Third Quarter 2009, Population Estimate and Housing Inventory Report

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### INTRODUCTION:

This report is produced quarterly by the City of Thornton's Policy Planning Division to provide up-to-date details on three subjects regarding the City's growth: an estimate of the City's population, the City's current housing count, and an assessment of anticipated housing unit construction in the near future.

Please contact the Policy Planning Division with your feedback, 303-538-7295.

## THIRD QUARTER 2009— SUMMARY AND OUTLOOK

### SUMMARY:

- The total population estimate for Thornton at the end of the third quarter of 2009 is **120,611**. This is an increase of **140** people from the second quarter of 2009.
- In the third quarter 2009, **49** new residential COs were issued, slightly lower than the 56 COs issued in the previous quarter.
- Thornton's total housing stock increased modestly from 43,609 to **43,658** units.

### OUTLOOK:

New residential construction in Thornton is experiencing slow growth like much of the country. Despite slow growth, new units continue to be built each quarter and movement is occurring in several proposed projects.

Over the past two quarters, a few changes have been made to the Current Projects Map. First, Bramming Homesite, a proposed mixed-use development at the Northwest Corner of 128th Avenue and Holly St. was announced. Bramming Homesite is still in the conceptual stage. In addition, Homeplace, a mixed-use project at 104th and York intends to include 152 multi-family units and 413 single family homes.

**I. POPULATION ESTIMATE**

The population estimate for the quarter is updated based on the number of Certificates of Occupancy (COs) issued during the previous three months. A CO is a document that certifies a building is in compliance with applicable building codes and suitable for occupancy. For each CO issued, a new housing unit is added to the housing count. The housing unit count is then combined with various rates to produce a population count.

The total population estimate for Thornton at the end of the third quarter of 2009 is **120,611**. This is an increase of **140** people from the second quarter of 2009.

**FIGURE 1**  
**POPULATION BY WARD & INCREASE OF PEOPLE**  
**THIRD QUARTER 2009**

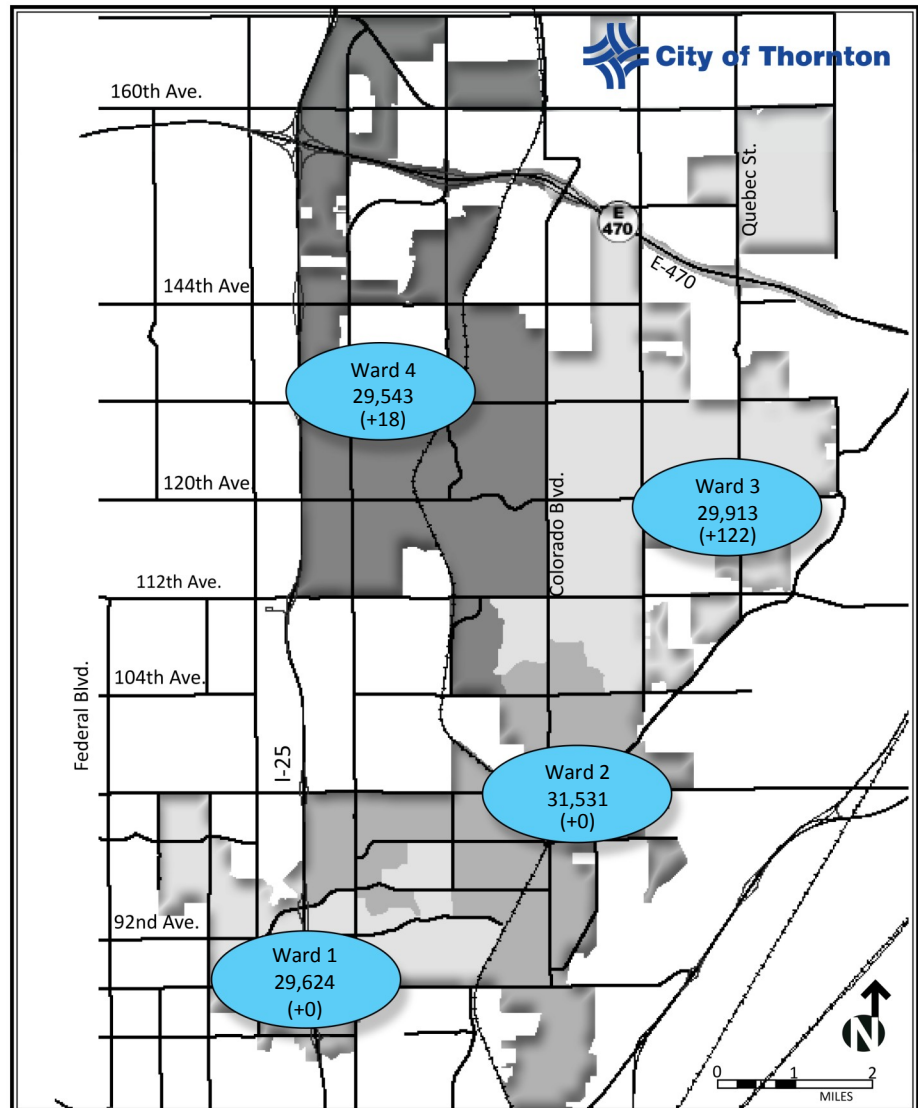


FIGURE 1 indicates the total population in each ward at the end of the third quarter 2009. The number of people estimated to have moved into the ward is in parentheses and is included in the total.

**TABLE 1**  
**ANNUAL GROWTH RATE**  
**(POPULATION)**

YEAR	GROWTH RATE
2003	4.3%
2004	3.8%
2005	3.5%
2006	2.6%
2007	0.6%
2008	1.5%

In 2008, Thornton’s population increased by 1.5%, the equivalent of 1,815 persons. Although the growth rate was not as strong as previous years, it is noteworthy that the growth rate realized in 2008 surpassed 2007’s growth rate, as indicated in TABLE 1.

**II. HOUSING ESTIMATE**

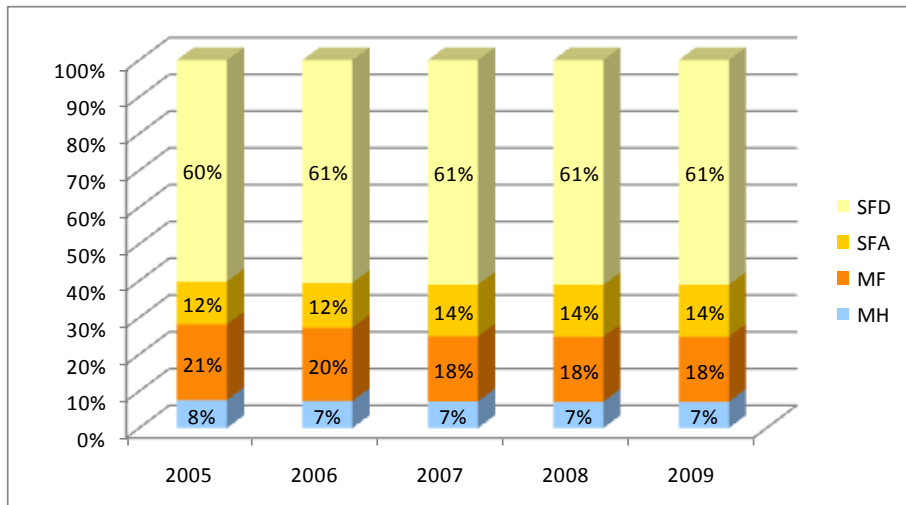
Thornton’s housing estimate is based on current housing market growth, or housing completions. Quarterly housing growth is determined by tracking the Certificates of Occupancy (COs) issued during the previous three months.

**A. HOUSING UNIT COUNT**

In the third quarter of 2009, Thornton’s total housing stock increased modestly from 43,609 to **43,658** units. The estimation for residential build out in the City, as indicated by Thornton’s Comprehensive Plan, is approximately 86,200 housing units.

**FIGURE 2**  
**COMPARISON OF THIRD QUARTER HOUSING DISTRIBUTION**  
**3Q’05—3Q’09**

FIGURE 2, portrays the number of total units of each type of residential dwelling: single-family detached (SFD), single-family attached (SFA), multi-family (MF) and manufactured homes (MH).



**B. HOUSING UNIT DISTRIBUTION**

AS FIGURE 2 indicates, the housing type distribution across the City has changed slightly since 2007, based on the demand for specific types of residential dwellings.

**C. HOUSING UNIT TYPES**

In the third quarter 2009, **49** new residential COs were issued. TABLE 2 depicts, the housing types of the COs issued.

**TABLE 2**  
**CERTIFICATES OF OCCUPANCY ISSUED IN**  
**EACH WARD, THIRD QUARTER, 2009**

WARD	SFD	SFA	MF	MH	TOTAL
1	0	0	0	0	<b>0</b>
2	0	0	0	0	<b>0</b>
3	41	2	0	0	<b>43</b>
4	6	0	0	0	<b>6</b>
<b>TOTAL</b>	<b>47</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>49</b>

**D. WARD DISTRIBUTION**

TABLE 3 indicates the housing counts and population estimates for the end of the third quarter, 2009. FIGURE 3 on the next page, illustrates the housing type distribution for each ward.

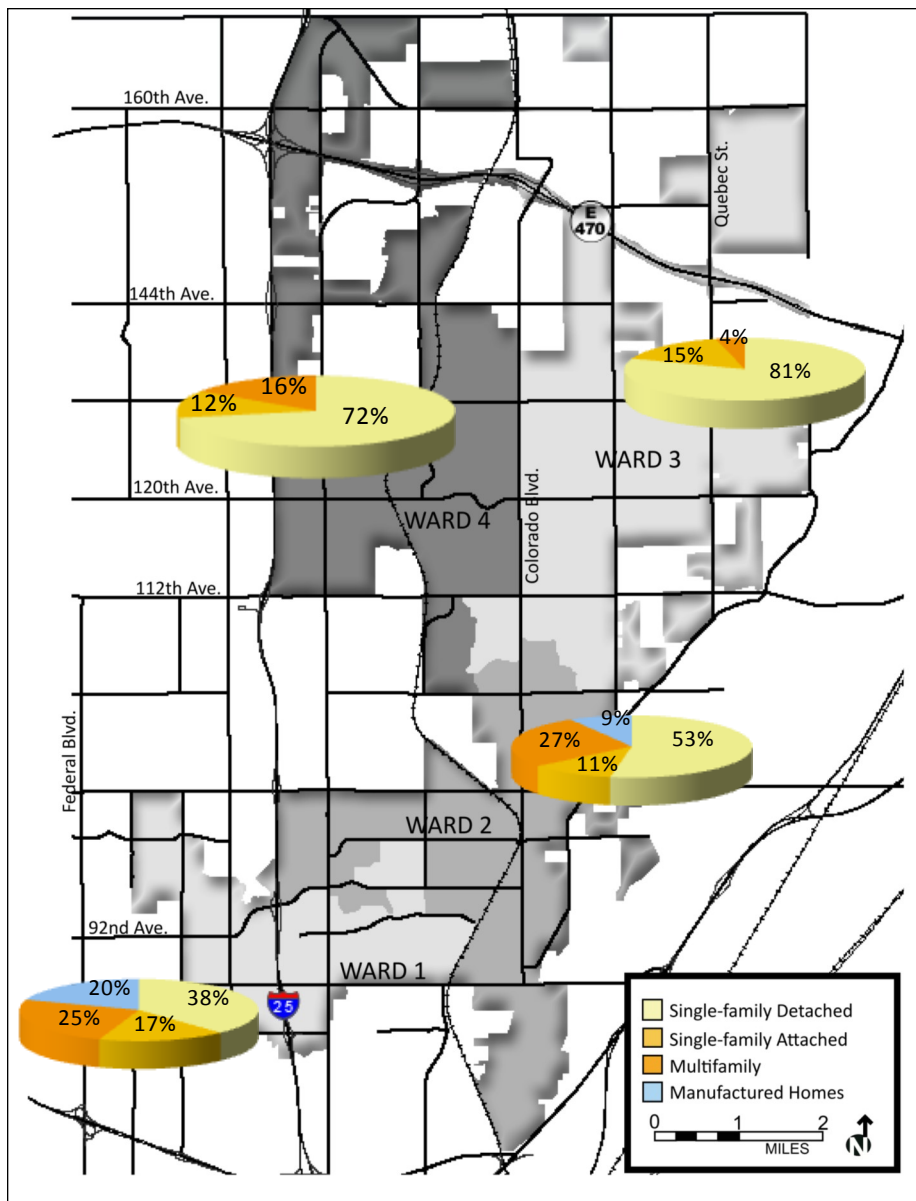
**TABLE 3**  
**HOUSING AND POPULATION COUNTS BY WARD**  
**3Q'09**

WARD	HOUSING COUNT	POPULATION
1	10,727	29,624
2	11,418	31,531
3	10,822	29,913
4	10,691	29,543
<b>Total</b>	<b>43,658</b>	<b>120,611</b>

**THIRD QUARTER 2009, POPULATION AND HOUSING REPORT**

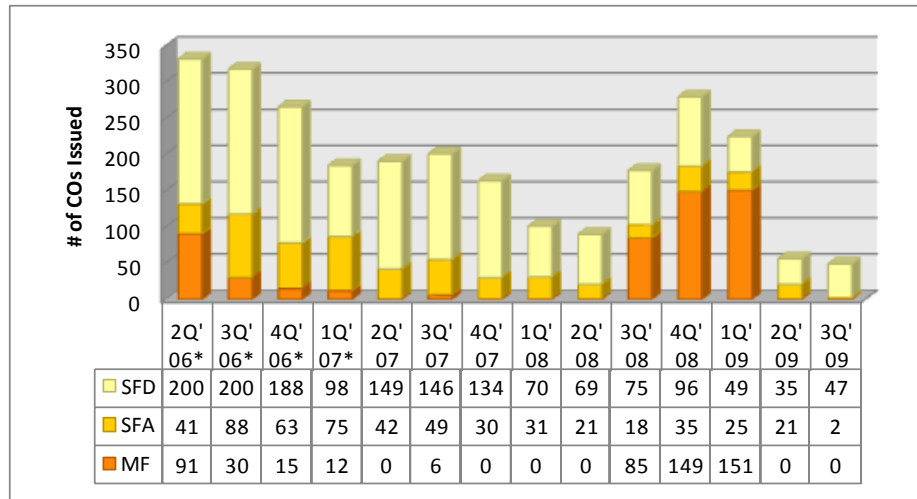
FIGURE 3 indicates the percentages of each housing unit type in each ward. Over the past two quarters Wards 2 and 4 realized a very slight modification in housing type distribution. In Ward 2, the percentage of SFD units decreased one percent and MF increased by one percent while the opposite held true in Ward 4. Overall, the total housing type distribution in Thornton did not change.

**FIGURE 3**  
**PERCENTAGES OF TOTAL HOUSING BY TYPE BY WARD, THIRD QUARTER 2009**



From July 1, 2009 to Sept. 30, 2009, 49 new housing units were built (as indicated by COs ) in the City of Thornton. The total number of COs issued in the third quarter of 2009 was slightly lower than the 56 COs issued the previous quarter.

**FIGURE 4**  
**HISTORICAL COMPARISON OF QUARTERLY DEVELOPMENT BY HOUSING TYPE**



\*Prior to 2Q07, BPs were reported in this chart. Data has been changed to COs for this and future reporting periods.

### III. FUTURE RESIDENTIAL DEVELOPMENT ESTIMATE

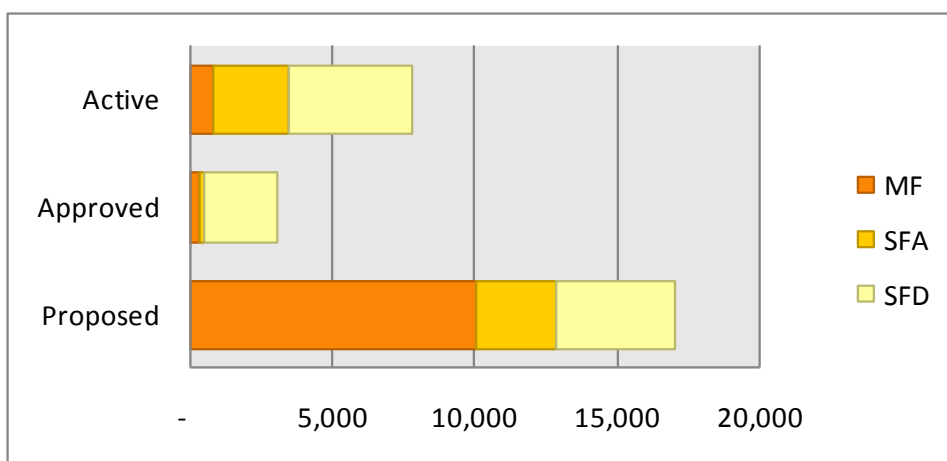
The quarterly estimate of future residential development is reported using the total number of anticipated residential units, which is derived from current planning documents, plat records, and Building Permits (BPs) issued during the previous quarter. While the number of BPs issued in a quarter are a good indicator of future construction, the number of COs issued in the quarter reflects actual residential growth.

The three categories of anticipated units are: active projects (projects where building permits have been issued), approved projects (projects platted without building permits), and proposed projects (projects received for review only). Across all three categories of development including all four types of housing, the total number of anticipated housing units is 28,555, an increase of 565 since the 2nd Quarter.

**A. SINGLE-FAMILY DETACHED**

Single-family detached housing is the dominant housing type in the city with 61% of total units (see FIGURE 2). As illustrated in FIGURE 5, SFD, represented by light yellow, is prevalent across the three project status categories ensuring a steady and predictable influx of SFD units. TABLE 4 predicts a 40% SFD distribution however, it is important to note that this figure is misleading due to the large number of proposed SFA and MF units. TABLE 5, on the next page, presents the future scenario of entitled units (active + approved). Excluding proposed projects reflects that SFD units comprise 61% of all units indicating future growth will maintain housing type stability.

**FIGURE 5**  
**FUTURE DEVELOPMENT OF RESIDENTIAL UNITS ACCORDING TO PROJECT STATUS**



**TABLE 4**  
**FUTURE HOUSING UNITS BY TYPE AND STAGE OF DEVELOPMENT**

PROJECT TYPE	ACTIVE	APPROVED	PROPOSED	TOTAL	% OF TOTAL
Single-Family Detached	4,321	2,624	4,565	11,510	40%
Single-Family Attached	2,684	98	2,869	5,651	20%
Multifamily	826	388	10,180	11,394	40%
<b>TOTAL NUMBER OF UNITS</b>	<b>7,831</b>	<b>3,110</b>	<b>17,614</b>	<b>28,555</b>	<b>100%</b>

**B. SINGLE-FAMILY ATTACHED**

Single-Family Attached housing is the second most common housing type in Thornton comprising 14% (TABLE 5) of Thornton’s total housing stock. Currently, SFA comprises 34% of active projects. While this category is lagging in the approved category, a significant number of SFA units have been proposed.

**TABLE 5**  
**FUTURE HOUSING UNIT TOTALS AND PERCENTAGES**

HOUSING UNIT TYPE	EXISTING	%	ENTITLED UNITS*	EXISTING +	% OF TOTAL
	TOTAL	TOTAL		ENTITLED	
Single-family Detached	26,518	61%	6,945	33,463	61%
Single-family Attached	6,168	14%	2,782	8,950	16%
Multifamily	7,888	18%	1,214	9,102	17%
Manufactured Homes	3,084	7%	0	3,084	6%
<b>TOTAL</b>	<b>43,658</b>	<b>100%</b>	<b>10,941</b>	<b>54,599</b>	<b>100%</b>

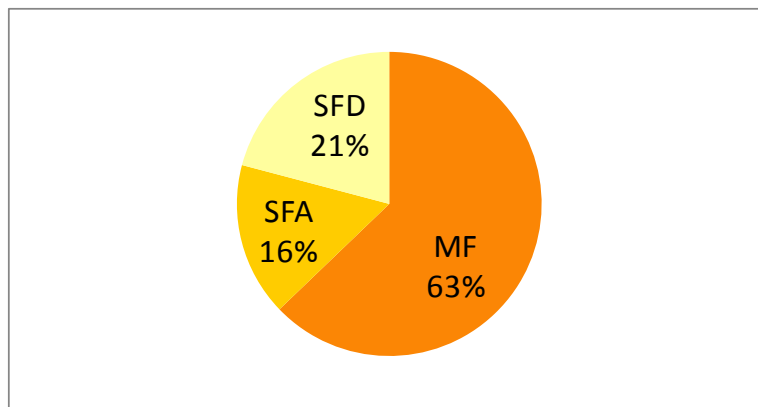
\* Entitled units are those with recorded plats and are determined by the sum of active + approved units.

**C. MULTIFAMILY**

As FIGURE 5 illustrates, a majority of the MF projects in the pipeline fall into the “proposed” category. This category contains the most uncertainty, as projects in this category are in the initial proposal stage.

While MF buildings have typically been proposed as stand alone projects in the past, the trend is moving toward including MF in large, mixed-use developments. Mixed-use development is characterized by compact development that fosters a diversity of uses previously separated such as commercial and residential. Mixed-use development also often contains an assortment of housing types, for example, combining SFD, SFA, and MF, along with retail and commercial uses into one planned development. The mixed-use projects proposed in Thornton include: North End Station, Parterre, Stonehocker, Thornton Valley, Village Green, Villages at Thorncreek, Welby Station and most recently, Homeplace. FIGURE 6 illustrates the housing type breakdown of these projects and attributes more than half of the units, 63%, to MF housing.

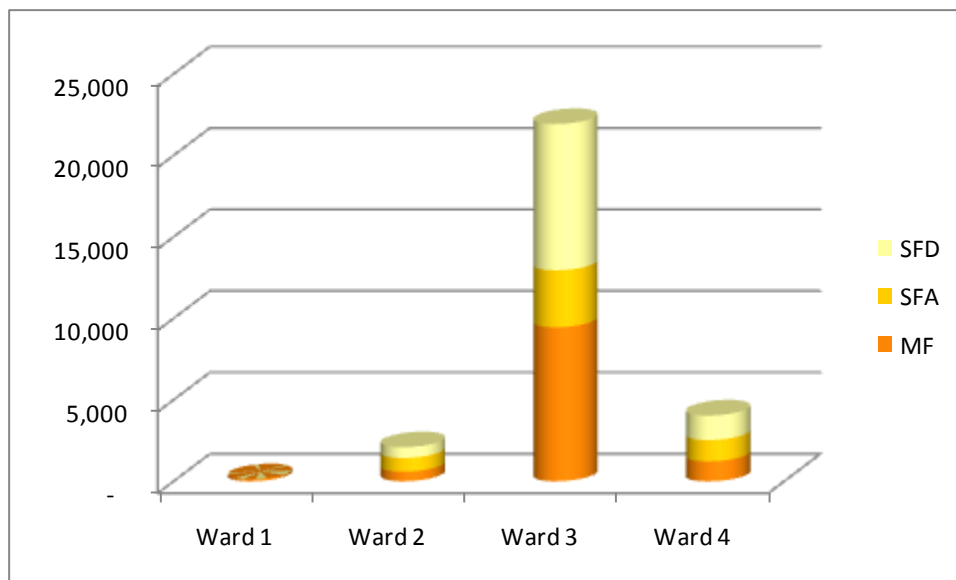
**FIGURE 6**  
**HOUSING UNIT DISTRIBUTION OF PROPOSED MIXED-USE PROJECTS**



**D. WARD DISTRIBUTION**

The location of new projects depend on many factors such as: land availability, zoning, and developer preference. FIGURE 7 illustrates the location of proposed projects (active, approved, and proposed) by ward and project housing type. A large majority of anticipated housing units is located in Ward 3, followed by Ward 4. Wards 3 and 4 are less developed than Wards 1 and 2 and thus have more land available for new developments.

**FIGURE 7**  
**DISTRIBUTION OF ANTICIPATED\* HOUSING UNITS BY WARD AND TYPE**

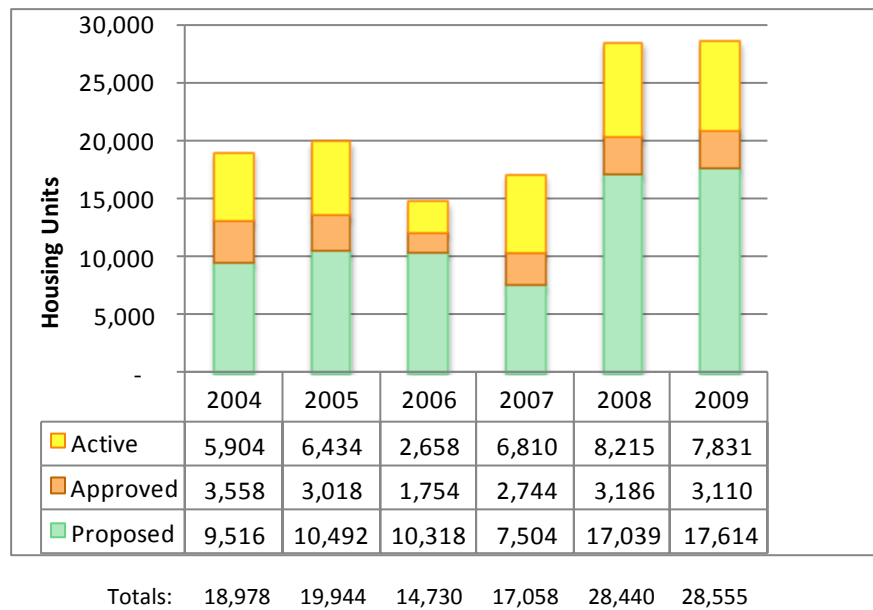


**TABLE 6**  
**ANTICIPATED\* HOUSING UNITS BY WARD AND TYPE**

Ward	MF	SFA	SFD	Total	% of Total
1	128	-	-	<b>128</b>	0%
2	590	841	658	<b>2,089</b>	7%
3	9,452	3,503	9,344	<b>22,299</b>	78%
4	1,224	1,307	1,508	<b>4,039</b>	14%
<b>Total</b>	<b>11,394</b>	<b>5,651</b>	<b>11,510</b>	<b>28,555</b>	100%

\*anticipated units include: active projects (projects where building permits have been issued), approved projects (projects platted without building permits), and proposed projects (projects received for review only).

**FIGURE 8**  
**HISTORICAL COMPARISON OF 3RD QUARTER ANTICIPATED DEVELOPMENT BY STAGE**



**E. HISTORICAL COMPARISON**

FIGURE 8 expounds on TABLE 5 by taking into account all proposed projects. This chart captures the number of additional units should 100% of the anticipated units be built. In the third quarter 2009, one project was removed and unit counts for another project were solidified and added to the total count. The effect on total projects was near negligible as FIGURE 8 illustrates.

The third quarter 2009 appears very similar to their quarter 2008 indicating that many of the same projects have remained on the drawing board since this time and very few projects have been added. This observation is substantiated by the fact that over half of these units, 61%, are in the proposed stage represented by green indicating a bottleneck in the development process that is preventing conceptual projects from moving on to the next stage.