

# State of Community Report

## PLAN 613 | PLAN METHOD & TECHNIQUES

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# JEEFERSON COUNTY

## INTRODUCTION

The objective of this poster is to give an overview of the essential planning elements of Jefferson County. This state of community report will begin with demographic analysis, continue with economic, transportation, and environmental issues, and conclude with SWOT analysis. Also, this poster provide proposed plans of this area.

### [Community Profile for 2012]

Jefferson County 2012 Population Estimate	535,734 people
Unincorporated Jefferson County 2012 Population Estimates	188,368 people
County Seat	Golden, Colorado
Form of Government	Board of Commission
Date of Incorporation	1861
Square Miles	773 Square Miles
Unincorporated Jefferson County Area	653 Miles
Percentage days of Sunshine	70% sunshine
Hottest Month	July (74 degree average)
Coldest Month	January (30 degrees average)
Annual Precipitation	15.4 inches (average)
Annual Snowfall	60.3 inches (average)
Average Humidity	40%

## DEMOGRAPHICS

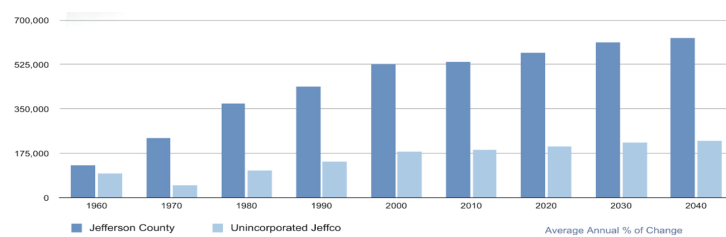
### Current Population

Since 2010 the population of the city has increased by 3.2%. The percentage of whites increased from 81% in 2000 to 90.97% in 2013. More than 90% of the people who live in Jefferson County are white which make the county less diverse than the state overall.

Ethnic Group	Population	%
White	502,081	90.97
American Indian and Alaska Native	8,890	1.61
Asian	17,673	3.20
Native Hawaiian and Other Pacific Islander	1,236	0.22
Some other race	12,808	2.32
Black or African American	8,890	1.61
Total	551,928	100

### Housing and Home Ownership

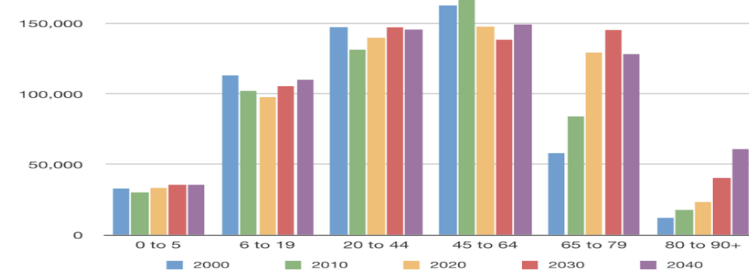
The total occupied housing units in Jefferson County are 1,977,591 from a total of 2,222,782 existing housing units. 70% of these houses are owned houses and the remaining 30% are rented houses. However 80% of these houses are more than 15 years old (i.e., they were built before 2000) and the county in the near future needs to either A) replace these houses or B) renovate them.



### Income

The Median Household Income is \$68,984. This is more than the median household income of the state and the country (\$58,433 and \$53,046 respectively).

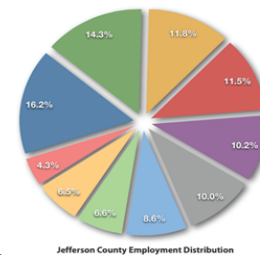
### Population Growth



The annual growth rate of the county is 0.17 from 2000 to 2011 with only around 9000 people increase in total population. This rate is considered very low to moderate. Additionally, the female - male ratio will slightly change over the next 25 years due to higher life expectancy for females.

## ECONOMY

Jefferson County is located in the middle of Colorado State, on the western edge of metropolitan Denver. The county itself covers 774 square miles of total land. With a current overall population of approximately 551,798, it is the fourth populous county in Colorado. Lakewood is the largest city in the county. Motherland of the famous Rocky Mountains, the county boasts rich cultural and geographic diversity. Additionally the county is rich with recreation and tourism sites, especially in the foothills, where the plain meets the mountain. Below will we will focus on these 3 sectors that the county is proud of.



### [Unemployment Rate by Race and Gender]

	White	Black	Native American	Asian	Other race	Two or More Races	Hispanic
Male	9.8%	17.9%	29.6%	8.8%	12.9%	17.1%	13.8%
Female	7.4%	20.5%	23.5%	8.1%	19.7%	11.6%	14.0%

### 1. Aerospace industry

The state of Colorado is ranked number 1 nationwide in Aerospace industries with more than 170,000 space-related jobs. However Jefferson County has the highest concentration of aerospace employees in metro Denver, with more than 30% of the region's aerospace employment. The aerospace business has grown by 17% in the last 10 years and is expected to continue at the same level the next 10 years as well.

### 2. Renewable energy and research and development

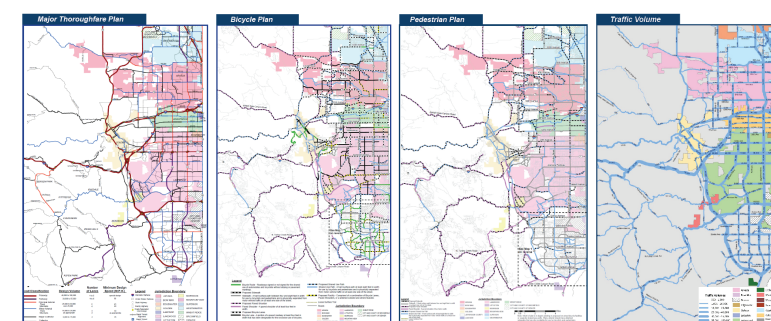
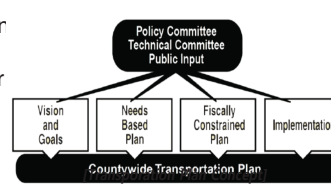
Colorado is one of the few states with a strong specialization in the renewable energy industry. The state is trying to be the leader of such industries in the near future and to reach this goal the state has promote this business by supporting the Colorado School of Mines research center and inviting interested companies to invest in this business.

### 3. Recreation and Tourism

The recreation and tourism business surrounding Jefferson County generates around \$10 billion annual income, supporting around 107,000 jobs for the state of Colorado. According to Denver Breaks Tourism Records, 3 local attractions have been recognized in the top 10 popular paid attractions.

## TRANSPORTATION

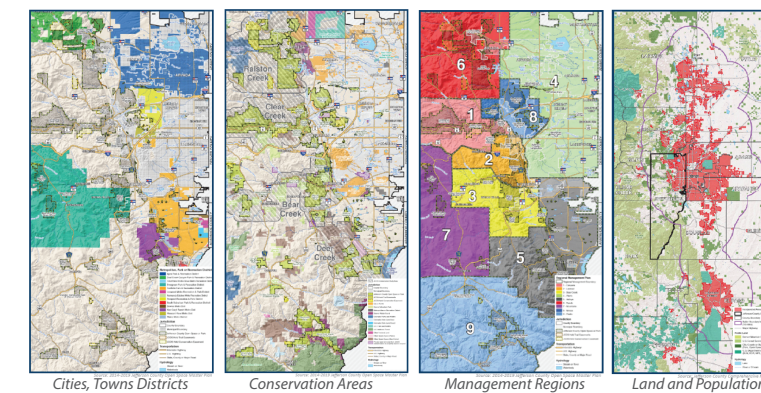
The Jefferson County Board of Commissioners completed a collaborative planning process. A goal of the process provided for developing a long term, multi-modal transportation system that reduces air pollution and considers relationships among transportation, land use, and air quality.



Jefferson County and the cities of Arvada, Broomfield, Golden, Lakewood, Westminster, and Wheat Ridge began a coordinated transportation planning process for the County. The Bicycle and Pedestrian Plans will help satisfy the growing demand for travel, commuting, and recreational oriented bicycle and pedestrian infrastructure. A traffic counting program is conducted annually by the Jefferson County Division of Transportation and Engineering. The program involves the systematic collection of traffic data through the utilization of automatic traffic recorders located on various roadways throughout Jefferson County.

## LAND USE

The Jefferson County Planning and Zoning Division provides the general public with a variety of planning services and information based on land development regulation and zoning resolution for the unincorporated portion of Jefferson County. These services include, but are not limited to: interpretation of current and future land use, development and subdivision consultation, and issuance of fence, sign, grading, driveway and building permits.



## ENVIRONMENT

There are several major types of hazards in Jefferson County. One is flood, and the other one is wildfire. Also, wildfire is the uncontrolled burning of trees, grass and brush whose rate of spread or movement is unchecked. A wide variety of Wildlife and vegetation exist in the County. Wildlife requires habitats in which to live. Proper planning and maintaining of water quality and quantity is essential. Although open space belongs to the category of land use, open space is very associated with environment protection and management.

**Hazard** Being the Gateway to the Rocky Mountains, there are two major types of hazards in Jefferson County. One is flood, and the other one is wildfire. We will examine the two major issues in the following.

### [Climate in Jefferson County]

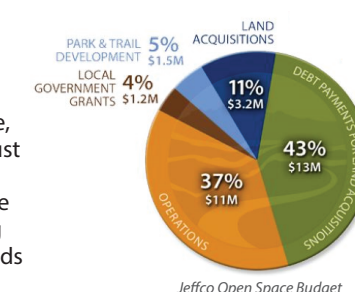
Climate	Jefferson, CO	United States
Rainfall (in.)	17.8	36.5
Snowfall (in.)	72.4	25
Precipitation Days	82	100
Sunny Days	245	205
Avg. July High	86.1	86.5
Avg. Jan. Low	15.8	20.5
Comfort Index (higher=better)	58	44
UV Index	5.7	4.3
Elevation ft.	7,149	1,443

Source: <http://www.bestplaces.net/climate/county/colorado/jefferson>

**Habitat** A wide variety of Wildlife and vegetation exist in the County. Wildlife requires habitats in which to live. The quality of Wildlife Habitat is determined by the environment's ability to support life by providing food, cover, water, and space. As development increases, there is increased competition between Wildlife and humans for habitat.

**Water** Proper planning and maintaining of water quality and quantity is essential. An adequate and safe supply of water protects the health of the community's residents and the environment. Land development affects both the quality and the quantity of Ground Water and surface water. Because of this direct link, the adverse impacts of existing and future development on this necessary resource should be studied and mitigated.

**Open Space** Although open space belongs to the category of land use, open space is very associated with environment protection and management. From environmental perspective, land acquisition and management must balance preservation and healthy nature-based experiences. At the same time, open space provides good living environment for residences, which leads to healthy lifestyle.



## SWOT ANALYSIS

### Strengths

The Local economy growth and the household income is considered high comparing to other county. Variety of business and industries with professional supporting programs. Variety of business and industries with professional supporting programs. Very educated community with more than 93% of residents holding high school and high certificates. Abundant natural resources. Pleasant living environment is beneficial for people's health. Mature hazard mitigation and recovery plan.

### Opportunities

The rich Rocky Mountain area with minerals and tourist sites. Mature hazard mitigation and recovery system. Abundant natural resources for tourism development. The Rocky Mountain will make Jefferson County more famous, which is beneficial for tourism development. Denver's population will be attracted by the pleasant living environment and raise the property value of Jefferson County.

### Weaknesses

Congested streets and highways. Lack of affordable housing. The competition of Downtown Denver where some new firms and companies prefer to be located in. Potential hazards like wildfire and flood. Lack of local water management system. Noxious weeds situation for natural and economic actives.

### Threats

The immigrant from the county to nearby county and the slow growth rate will impact the economy growth. The percentage of older people group increase. This will have impact on the Tax revenue and municipalities plans. Harmful weather in the winter that slow the business and became an obstacle for transportation activities. Geographic features will easily cause natural disaster like landslide, flood and wildfire.

## PROPOSED PLAN

### 1. Demographics Part

Affordable Housing developments should provide a diversity of housing types and sizes. The preferred location for Affordable Housing should be located near major transportation corridors, schools, and Services. Affordable Housing developments should provide a diversity of housing types and sizes. The preferred location for Affordable Housing should be located near major transportation corridors, schools, and Services. Fabrication or manufacturing uses must be located within a building. The percent of site coverage should not exceed neighboring residential development.

### 2. Economy Part

When Commercial zoning is proposed, Office and Light Industrial, as well as uses that support small businesses are generally desirable. Discourage Commercial Strip Development that is inconsistent with the character of the area. Fabrication or manufacturing uses must be located within a building. The percent of site coverage should not exceed neighboring residential development. The percent of site coverage should not exceed neighboring residential development.

### 3. Transportation Part

Ensure that New Development has adequate transportation infrastructure to serve it, including Facilities for safe pedestrian, bicycle and transit use, as appropriate. Utilize the Countywide Transportation Plan, the Major Thoroughfare Plan, and the Bicycle/Pedestrian Plan when reviewing New Development proposals.

### 4. Land Use Part

Accommodate the development and redevelopment of a balance of land uses. Rezoning from commercial or Industrial uses to non-commercial uses should be strongly discouraged. Proposals that potentially reduce the amount of Commercial or Industrial land in the County should submit documentation showing the costs and benefits to the County of the proposed zoning change.

### 5. Environment Part

Discourage development in Geologic Hazard areas. Development should only be allowed in these designated hazard areas when adequate Mitigation can be demonstrated. Development proposals should address how Geologic Constraint areas will be mitigated. Mitigation for Geologic Constraints should take into account aesthetics. Mitigation measures should meet other Goals and Policies of this Plan, where practicable.