

LAND USE AND COMMUNITY PROFILE TECHNICAL REPORT

FOR THE

I-25 (US 36 to 104th Avenue)
Environmental Assessment

Prepared for:



Colorado Department of Transportation
Region 1
2829 W. Howard Place
Denver, CO 80204

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DRAFT NOT FOR APPROVAL



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List of Acronyms and Abbreviations

| | |
|-------|---------------------------------------|
| ACS | American Community Survey |
| CAGR | Compound Annual Growth Rate |
| CCU | Colorado Christian University |
| CDOT | Colorado Department of Transportation |
| DOLA | Department of Local Affairs |
| DRCOG | Regional Council of Governments |
| FHWA | Federal Highway Administration |
| I-25 | Interstate 25 |
| PUD | Planned Unit Development |
| US 36 | United States Highway 36 |

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1.0 Project Description

A land use evaluation was completed for the Interstate 25 (I-25) North, United States Highway 36 (US 36) to 104th Avenue project. Colorado Department of Transportation (CDOT), in cooperation with the Federal Highway Administration (FHWA), is preparing a template Environmental Assessment for the I-25 North, US 36 to 104th Avenue project. The Regional Transportation District (RTD) is a cooperating agency.

The I-25 North, US 36 to 104th Avenue project includes improvements to relieve congestion and improve safety on I-25 from US 36 to 104th Avenue in Adams County and the City of Thornton, Colorado (**Figure 1** and **Figure 2**). The project will provide improvements to an approximately 4-mile segment of I-25 between US 36 and 104th Avenue. The current cross section of I-25 between US 36 and 104th Avenue generally includes three general purpose lanes and one Express Lane along the inside shoulder with an auxiliary lane between 84th Avenue and Thornton Parkway. The inside shoulder varies in size between 2 and 12 feet, and the outside shoulder varies between 10 and 12 feet. There is a 2-foot inside shoulder and a 2-foot buffer between the Express Lane and the nearest general-purpose lane.

Proposed improvements associated with this project are as follows:

- ▶ Adding a fourth general-purpose lane in each direction from 84th Avenue to Thornton Parkway with the northbound general-purpose lane extending to 104th Avenue,
- ▶ Constructing continuous acceleration and deceleration lanes between the I-25/84th Avenue interchange, and the I-25/Thornton Parkway interchange,
- ▶ Widening the inside and outside shoulder to a consistent 12-foot width,
- ▶ Accommodating a proposed median transit station and pedestrian bridge for the Thornton Park-n-Ride just south of 88th Avenue, and
- ▶ Replacing the 88th Avenue bridge.

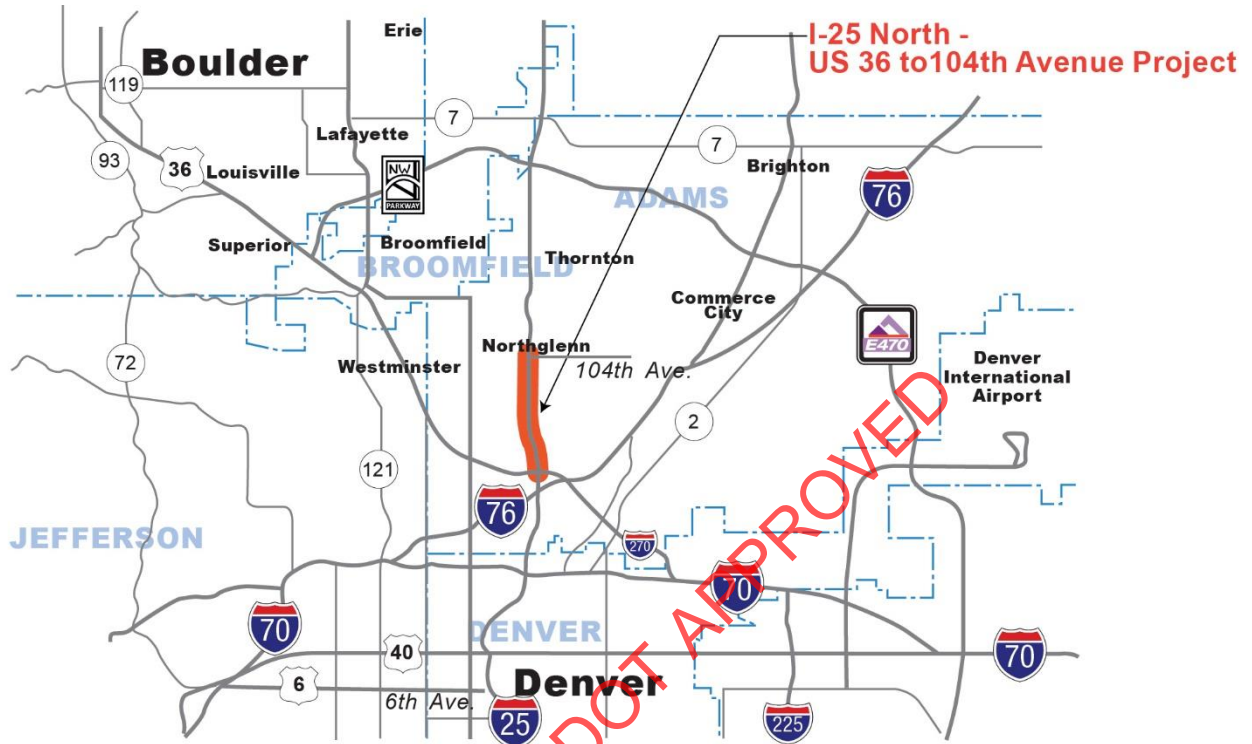
The proposed typical section on I-25 will consist of four 12-ft general-purpose lanes, a 12-ft Express Lane along the inside travelled way, and a 12-ft outside auxiliary lane between each interchange. Additionally, the inside and outside shoulders will be widened to 12 feet, and the Express Lane buffer will be widened to 4 feet, and a 2-foot barrier will separate the northbound and southbound lanes of I-25. Surrounding the median station will be a 2-ft concrete barrier separating the Express Lanes from the bus station and bus lanes.

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I-25 (US 36 to 104th Avenue) Environmental Assessment

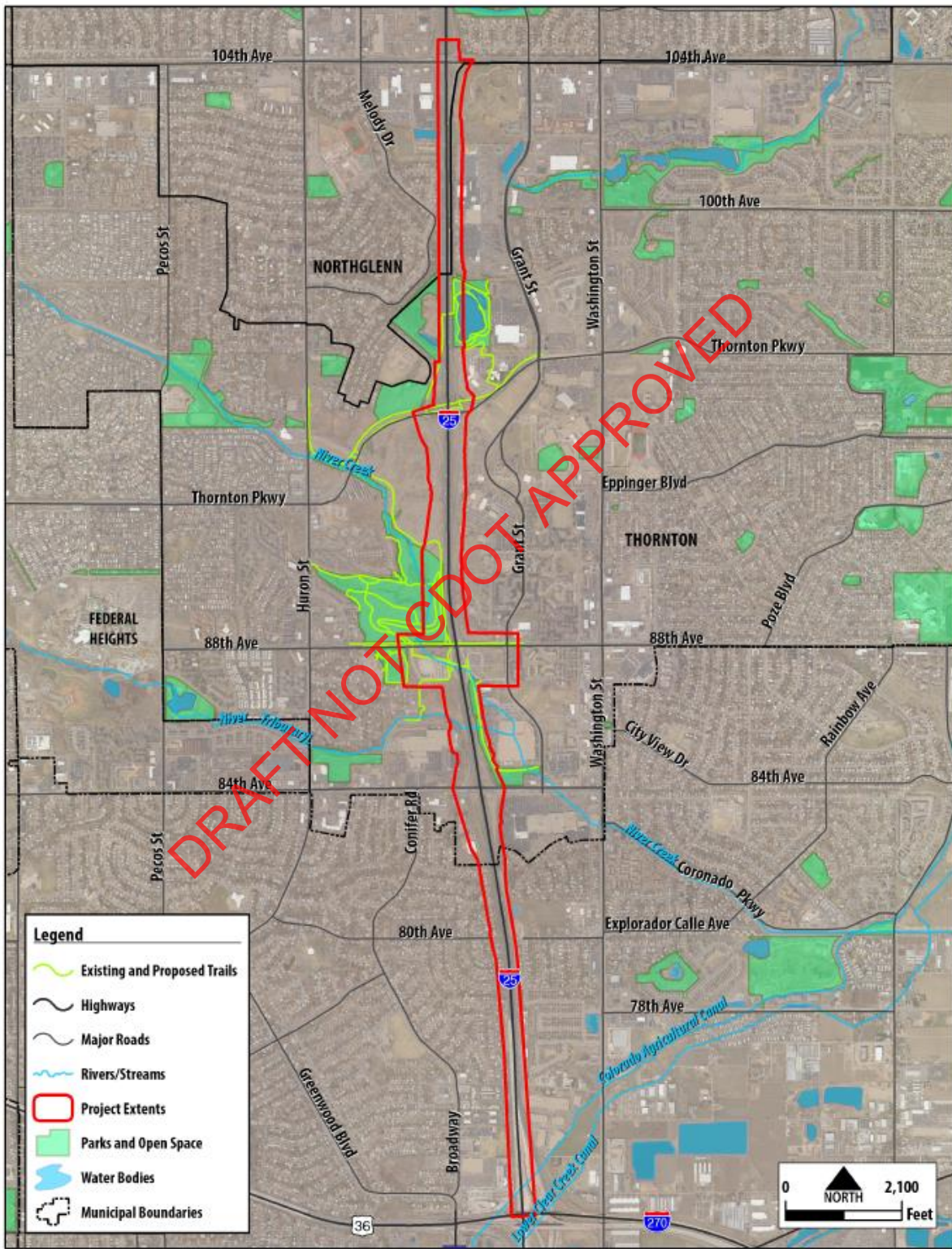
Figure 1. Project Vicinity



Source: FHU, 2019a



Figure 2. Project Area



Source: FHU, 2019a



2.0 Overview

Planning for future growth is an important county and municipal government responsibility. The project area communities primarily encompass Adams County and the cities of Thornton and Northglenn. These communities have thoughtfully articulated visions for their portions of the project area captured in their Comprehensive Plans.

The following summary presents:

- 1. Demographic Trends and Forecasts.** This section presents population, household, employment, and income trends and forecasts. In addition to the City of Thornton and Adams County, data for Northglenn and Federal Heights are also presented given their proximity to the study area. Information about the Denver metropolitan area is also presented, which provides context for broader demographic and economic changes in the area. Data sources include the US Census Bureau, Colorado State Demography Office, Denver Regional Council of Governments (DRCOG), and Colorado Department of Labor and Employment.
- 2. Current and Future Land Uses.** The current and future land use maps and summary were created using information and data from the Adams County Assessor's Office, data from each jurisdiction, including current projects permitted or underway, zoning maps, geographic information system data, and comprehensive plans, as well as a review of aerial imagery and a visual inspection of the study area.

2.1 Demographic Trends and Forecasts

2.1.1 Population and Household Growth

The Denver metropolitan area has grown substantially in the past 15 years (Table 1). Both Adams County and the City of Thornton, however, have grown at a faster compound annual growth rate than the metropolitan area during this time. The City of Thornton grew by

45,000 persons, while Adams County grew by more than 139,000 persons. The population of Federal Heights, which is situated west of I-25 between West 84th Avenue and West 104th Avenue, has essentially remained unchanged over the past 15 years. The population of Northglenn increased over the past 15 years but at a slower pace than that of the metropolitan area, Thornton, and Adams County. Thornton saw the greatest household growth during this time, followed by Adams County. Federal Heights was the only jurisdiction with a decrease in the number of households.

2.1.2 Incomes

Median household incomes have risen in all jurisdictions and within the metropolitan area over the past 16 years (Table 2). Households in Adams County and Thornton have benefited from more than a \$10,000 per household increase in median household incomes since 2000.

2.1.3 Employment

Overall, Adams County gained more than 47,000 jobs between 2000 and 2015 (Table 3). In 2015, there were an estimated 190,000 jobs in Adams County. The largest employment increases were in Health Care and Social Assistance and Educational Services. Manufacturing saw the largest employment decreases during this time.

2.1.4 Forecast Population, Household, and Employment

Other demographic trends for communities within the study area include population, household, and employment forecasts (Table 4). Adams County is forecast for population, household, and employment growth rates through 2040 of over 3 percent annually. Most growth is forecast to take place north of the immediate study area in currently greenfield areas and adjacent to E-470. Of the listed cities, Thornton is forecast for the greatest amount of growth with over 35,000 persons in 16,000 households forecast. The city is also forecast to add over 6,000 jobs.



Table 1. Population and Households (2000-2015)

| | 2000 | 2010 | 2015 ¹ | Growth 2000-2015 | CAGR ² 2000-2015 |
|---|-----------|-----------|-------------------|------------------|-----------------------------|
| Population | | | | | |
| Thornton | 82,384 | 118,772 | 127,688 | 45,304 | 3.0% |
| Northglenn | 31,575 | 35,789 | 37,754 | 6,179 | 1.2% |
| Federal Heights | 12,065 | 11,467 | 12,037 | (28) | 0.0% |
| Adams County ³ | 351,735 | 443,711 | 490,829 | 139,094 | 2.2% |
| Denver Metropolitan Area ^{3,4} | 2,653,295 | 3,106,113 | 3,417,077 | 763,782 | 1.7% |
| Households | | | | | |
| Thornton | 28,882 | 41,359 | 42,679 | 13,797 | 2.6% |
| Northglenn | 11,610 | 13,492 | 13,886 | 2,276 | 1.2% |
| Federal Heights | 5,125 | 4,436 | 4,327 | (798) | -1.1% |
| Adams County ³ | 124,088 | 154,502 | 168,515 | 44,427 | 2.1% |
| Denver Metropolitan Area ^{3,4} | 1,031,753 | 1,219,244 | 1,335,831 | 304,078 | 1.7% |

Sources: US Census, Colorado State Demography Office, ArLand, 2019

¹US Census Bureau, 2015 American Community Survey 5-year population estimates for Thornton, Northglenn, and Federal Heights

²Compound Annual Growth Rate

³State of Colorado, DOLA, State Demography Office, County Demographic Profiles

⁴Defined as the US Census Denver-Aurora Combined Statistical Area, which includes the following counties: Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, Park, and Weld.

Table 2. Median Household Incomes (2000-2015)

| | 2000 | 2010 | 2016 ¹ | Growth 2000-2016 | CAGR ² 2000-2016 |
|---------------------------------------|----------|----------|-------------------|------------------|-----------------------------|
| Thornton | \$54,445 | \$65,578 | \$69,417 | \$14,972 | 1.5% |
| Northglenn | \$48,276 | \$52,093 | \$59,188 | \$10,912 | 1.3% |
| Federal Heights | \$33,750 | \$32,197 | \$37,474 | \$3,724 | 0.7% |
| Adams County | \$47,323 | \$54,666 | \$61,444 | \$14,121 | 1.6% |
| Denver Metropolitan Area ³ | \$51,088 | \$60,174 | \$68,091 | \$4,234 | 0.5% |

Sources: US Census, ArLand, 2019

¹Compound Annual Growth Rate

²2000 median household income from the 2000 decennial census, SF 3; 2010 and 2016 data are from ACS 5-year estimates.

³2000 geography is the Denver-Boulder-Greeley CMSA, 2010 is the Denver-Aurora-Boulder CSA, and 2016 is the Denver-Aurora CSA. 2000 data do not include Clear Creek, Elbert, Gilpin, or Park counties.



Table 3. Adams County Average Employment by Industry (2010-2015)

| | 2000 | 2010 | 2015 | Change 2000-2015 | CAGR ¹ 2000-015 |
|--|----------------|----------------|----------------|------------------|----------------------------|
| Accommodation and Food Services | 10,426 | 12,011 | 14,914 | 4,488 | 2.4% |
| Administrative and Waste Services | 9,049 | 9,574 | 12,417 | 3,368 | 2.1% |
| Agriculture, Forestry, Fishing & Hunting | 1,400 | 893 | 1,016 | -384 | -2.1% |
| Arts, Entertainment, and Recreation | 1,447 | 1,349 | 1,902 | 455 | 1.8% |
| Construction | 18,422 | 13,781 | 20,290 | 1,868 | 0.6% |
| Educational Services | 9,017 | 13,492 | 20,800 | 11,783 | 5.7% |
| Finance and Insurance | 2,729 | 2,674 | 3,154 | 425 | 1.0% |
| Health Care and Social Assistance | 7,870 | 15,889 | 24,139 | 16,269 | 7.8% |
| Information | 2,641 | 2,101 | 2,713 | 72 | 0.2% |
| Management of Companies and Enterprises | 844 | 1,653 | 1,492 | 648 | 3.9% |
| Manufacturing | 16,858 | 10,739 | 13,756 | -3,102 | -1.3% |
| Mining | 321 | 272 | 592 | 271 | 4.2% |
| Other Services, Ex. Public Admin | 4,187 | 4,459 | 5,604 | 1,417 | 2.0% |
| Professional and Technical Services | 3,487 | 4,880 | 6,088 | 2,601 | 3.8% |
| Public Administration | 6,291 | 7,385 | 7,644 | 1,353 | 1.3% |
| Real Estate and Rental and Leasing | 2,560 | 2,612 | 3,123 | 563 | 1.3% |
| Retail Trade | 17,248 | 16,752 | 20,123 | 2,875 | 1.0% |
| Transportation and Warehousing | 15,540 | 13,476 | 15,103 | -437 | -0.2% |
| Unclassified | NA | 10 | 20 | NA | NA |
| Utilities | 851 | 776 | 788 | -63 | -0.5% |
| Wholesale Trade | 13,632 | 13,210 | 16,188 | 2,556 | 1.2% |
| Total | 144,819 | 147,988 | 191,866 | 47,047 | 1.9% |

Sources: Labor Market Information, Quarterly Census of Employment and Wages Program, ArLand, 2019

¹Compound Annual Growth Rate



Table 4. Forecast Population, Household, and Employment in the Study Area Communities

| | 2015 | 2040 ² | Growth 2015–2040 | CAGR ¹ 2000–2015 |
|-------------------------------|---------|-------------------|---------------------|--------------------------------|
| Population | | | | |
| Thornton | 127,414 | 163,167 | 35,753 | 1.7% |
| Northglenn | 38,576 | 40,206 | 1,630 | 0.3% |
| Federal Heights | 11,814 | 13,666 | 1,852 | 1.0% |
| Adams County | 491,120 | 744,331 | 253,211 | 2.8% |
| Households | | | | |
| Thornton | 43,926 | 60,052 | 16,126 | 2.1% |
| Northglenn | 14,991 | 15,948 | 957 | 0.4% |
| Federal Heights | 4,708 | 5,685 | 977 | 1.3% |
| Adams County | 175,490 | 290,453 | 114,963 | 3.4% |
| Employment² | | | | |
| Thornton | 29,794 | 35,962 | 6,168 | 1.3% |
| Northglenn | 11,305 | 13,622 | 2,317 | 1.3% |
| Federal Heights | 3,090 | 3,562 | 472 | 1.0% |
| Adams County | 200,950 | 337,743 | 136,793 | 3.5% |

Sources: Denver Regional Council of Governments (DRCOG), ArLand, 2019

¹Compound Annual Growth Rate

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2.2 Current Land Uses, Current Zoning, and Future Land Uses

The summary of current and future land uses, as well as current zoning, is organized geographically from south to north. Land uses in the study area were analyzed, along with parcels within 0.25 mile of the study area. Differences between current land uses and current zoning are noted. The corridor was divided into sections, which were delineated where major roadways cross I-25 to clearly organize content and increase readability. The southern portion of the study area to just south of 84th Avenue is part of unincorporated Adams County. The study area from just south of 84th Avenue to the study area’s northern terminus is primarily within the city of Thornton although the west side of I-25 from about 98th to 104th Avenues is within the city of Northglenn, shown on **Figure 3**.

Sections from south to north are as follows:

- ▶ **Section A.** Just south of US 36 to 84th Avenue
- ▶ **Section B.** 84th Avenue to 88th Avenue
- ▶ **Section C.** 88th Avenue to Thornton Parkway
- ▶ **Section D.** Thornton Parkway to 98th Avenue
- ▶ **Section E.** 98th Avenue to 104th Avenue

2.2.1 Current Land Uses

Section A: Just South of US 36 to 84th Avenue

Section A includes regional and local commercial uses at major intersections, with residential uses present between 76th Avenue and 83rd Drive.

West of I-25

Turnpike Business Park, a seven-building complex that is home to various businesses, including Folsom Custom Skis and Mile High Laser Engraving, is situated in the southwest corner of the I-25 and US 36 interchange. In the northwest corner of this major interchange is AutoNation Chevrolet North and Unser Karting & Events. Westwood and Redstone colleges lie west of the AutoNation property, and Global Leadership Academy lies between the colleges

and the Pinetree Village and Wisdom Peak apartments just to the north. The area between these apartment complexes and West 84th Avenue is primarily single-family housing. However, a commercial strip that includes Motel 6, Village Inn, Rent-A-Center, and Santiago’s Mexican Restaurant is present at the southwest corner of the I-25 and West 84th Avenue interchange. A community church is situated just south of West 83rd Place.

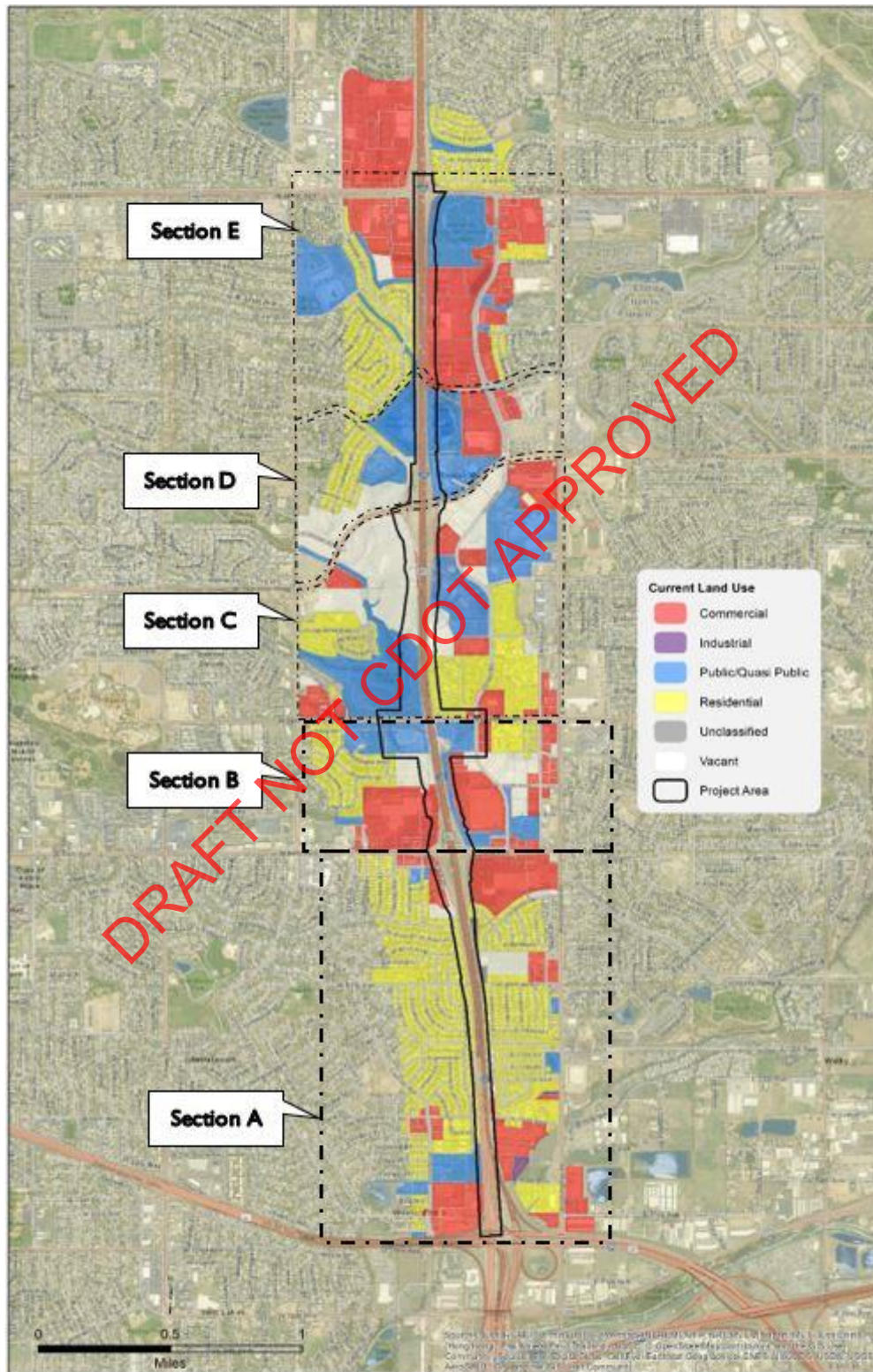
Current land uses in this section essentially align with current zoning. The Global Leadership Academy is in a residential zone district (R-1-C) where non-trade schools are a conditional use. The apartments just to the north are part of a Planned Unit Development (PUD). The church is within a Neighborhood Service district, which allows churches under a special use permit.

East of I-25

The northeast corner of the I-25 and US 36 interchange includes various commercial enterprises, including Boyer’s Coffee and Alpine Waste and Recycling. North of East 74th Avenue is the I-25 Corporate Center, which includes commercial and industrial-type uses. It includes multiple buildings and a variety of businesses. The industrial parcel at the southeast corner of this corporate center is home to Winair and Granite Seed and Erosion Control. A few single-family residences are present immediately north of the building that houses RFMX. Cocal Landscape is situated immediately adjacent to I-25 and north of East 76th Avenue. A CDOT property lies just to its north. Other than these land uses, the area between East 76th Avenue and the North Valley Tech Center just south of East 84th Avenue consists of single-family homes. The North Valley Tech Center is home to the Regis University Thornton Campus, Concentra Urgent Care, and Everest/SOCLE Education.

There are a few differences between current land uses and current zoning. The entire area between US 36 and the residential uses north of East 76th Avenue, and the few single-family homes south of E. 76th Avenue is in an industrial zone. This district allows various commercial uses by right, while others are a conditional use. The area adjacent to Logan Street and East 77th Avenue is a PUD, including the vacant parcel. The vacant parcel north of East 80th Avenue is zoned for residential uses.

Figure 3. Current Land Uses



Sources: Adams County Assessor's Office, ArLand, 2019



Section B: 84th Avenue to 88th Avenue

Section B primarily consists of regional commercial centers and the Thornton park-n-Ride.

West of I-25

Large regional commercial uses are situated at the northwest corner of 84th Avenue and I-25. Anchor tenants include Sportsman's Warehouse, Appliance Factory, and Mattress Kingdom. The area between Appliance Factory and the Thornton park-n-Ride is currently vacant, and single-family homes lie between this property and Huron Street. Northstar Elementary School and Northstar Park lie just south of West 88th Avenue.

Current zoning is closely aligned with current land uses in Section B. The vacant parcel north of the Appliance Factory and Mattress Kingdom building is in the Business Park zone, which allows various commercial, industrial, community, and recreation uses, among others. The area that includes the park-n-Ride and Northstar Park and School is in a Single Family Attached zone district, which allows neighborhood parks by right and public and private schools, community parks, transit passenger shelters, and other government installations under a special use permit.

East of I-25

American Furniture Warehouse anchors the commercial area northeast of the 84th Avenue and I-25 interchange. To its north lie additional commercial uses, including Tool Zone Inc. and Carpet Exchange. The Thornton park-n-Ride lies between here and East 88th Avenue. Just south of East 88th Avenue and east of Grant Street is multi-family housing, including the Renaissance 88 Apartments.

The area north of American Furniture Warehouse is in a Planned Development district. The area at the southeast corner of the East 88th Avenue and I-25 interchange where the park-n-Ride is currently located is in a Regional Commercial zone district. This district allows commercial bus stations and terminals by right, as well as transit passenger

shelters. The vacant parcel east of Grant Street is in a Business Park zone district.

Section C: 88th Avenue to Thornton Parkway

Most of Section C consists of open space, vacant property, and the HealthOne North Suburban Medical Center. However, multiple apartment complexes are interspersed with commercial uses.

West of I-25

The area immediately adjacent to I-25 between 88th Avenue and Thornton Parkway primarily consists of the Niver Creek Open Space on the south and vacant property to its north. A Davita Dialysis center is situated at the northeast corner of 88th Avenue and Fox Drive.

The vacant property north of the open space is within a City Center zone district, which allows various institutional and community service uses, recreation uses, and commercial, industrial, and residential uses. The vacant parcel to its north is in a Planned Development district.

East of I-25

Multiple apartment complexes are present at the northeast corner of the I-25 and East 88th Avenue interchange, including Ashford East 88, Montair Apartment Homes, and Skyline Apartments. Commercial properties front East 88th Avenue on either side of Grant Street. A convenience store that is home to Tacos Manning, Salon 88, and a liquor store is on the west side of Grant Street. The AMF Sonesta Lanes bowling center and G&B's Pro Shop are on the east side of Grant Street. A few vacant parcels abut I-25 north of the apartment complexes. Arapahoe House, the Center for Spine and Orthopedics, and Everest College lie to the east of these parcels. The HealthOne North Suburban Medical Center is just to the north, situated between I-25 and Grant Street. North of the medical center and west of Grant Street is a medical office building and the Horizon Terrace office building, which is currently home to approximately 10 businesses. Multiple vacant parcels lie between the Horizon Terrace building and Thornton Parkway. East of Grant Street and north of Eppinger Boulevard is



Wedgewood at the Brittany Hill, a wedding and banquet center. Vacant parcels lie to its north and south.

The current land uses align with current zoning. The vacant parcel and the hospital are within a City Center district, which allows a variety of uses, with hospitals allowed by right. All parcels north of the hospital and east of Grant Street are in a Planned Development district.

Section D: Thornton Parkway to Approximately 98th Avenue

West of I-25

The northwest corner of the I-25 and Thornton Parkway interchange includes multiple vacant parcels. North of these parcels is North Mor Elementary School and a few single-family residences to the southwest of Badding Reservoir.

The vacant parcel north of Thornton Parkway is in a Planned Development district.

East of I-25

The City of Thornton government complex is situated at the northeast corner of the I-25 and Thornton Parkway interchange. North of this is Civic Center Park and Croke Lake, which abuts I-25. Sam's Club lies immediately east of Civic Center Park.

Zoning in this section generally aligns with current land uses, with Sam's Club being in a Planned Development district.

Section E: 98th Avenue to Approximately 104th Avenue

West of I-25

The area west of I-25 is largely single-family residential between 98th Avenue and 101st Avenue. Immediately north of the residential portion, there is a campus building for Colorado Christian University (CCU) with a vacant lot immediately to the west of the CCU building. Continuing north, the land uses change to commercial with a large shopping center consisting of a Best Buy, Boot Barn, AMF Northglenn Lanes bowling alley, restaurants, two gas stations, and an auto service center.

East of I-25

The area east of I-25 between 98th Avenue and 102nd Avenue includes mostly commercial uses, including big box retail stores and a movie theater immediately east of I-25 and west of Grant Street. The areas east of Grant Street contain a mix of smaller scale commercial uses including restaurants, single-family residential, and some public/quasi-public uses. Between 102nd Avenue and 104th Avenue, and between I-25 and Grant Street is a large cemetery, with some commercial property along Grant Street. East of Grant Street along 102nd Avenue are the Hadley Apartments, and north of the apartments is a large commercial development that includes an automotive repair shop, a Walgreens, and other smaller-scale commercial uses. The land uses north of 104th Avenue are mostly residential with some park space mixed in.

2.2.2 Current Zoning

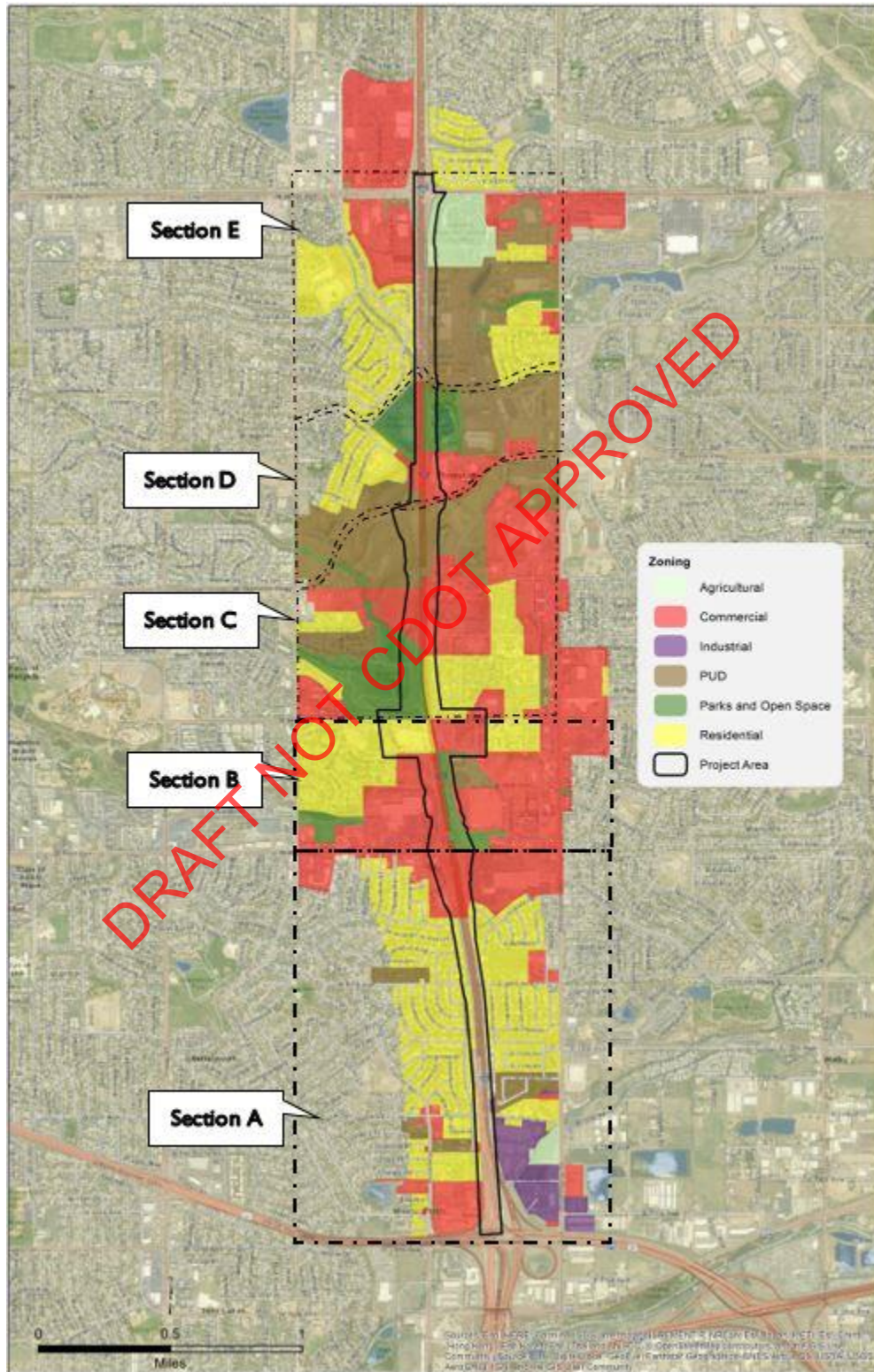
Current zoning was reviewed using the following digital or interactive zoning maps:

- ▶ Adams County 2017 Western Zoning Map (Map date, January 31, 2017) and Basic Web Map
- ▶ City of Thornton Zoning Map (Current as of September 27, 2016)
- ▶ City of Northglenn Interactive Zoning District Map

Current zoning corresponds with current land uses in almost all instances (**Figure 4**).

In some zone districts, existing land uses are allowed by right, where others are allowed as a conditional use or with a special use permit. There are also several PUDs/Planned Developments, where many uses and other regulations are subject to negotiation. Therefore, no direct correlation exists between the zone district and the current land use. As with current and future land uses, the zoning summary is organized geographically from south to north.

Figure 4. Current Zoning



Sources: Adams County Assessor's Office, Adams County, Cities of Thornton, Northglenn, ArLand, 2019



Section A: Just South of US 36 to 84th Avenue

West of I-25

The area just north of US 36 falls into a few commercial zone districts. This commercial node to the city of Thornton boundary is all zoned for residential uses, although one PUD is present. The area at the southwest corner of the East 84th Avenue and I-25 interchange includes several zone districts (Business Park, Community Retail, and Neighborhood Service) that allow various commercial, community service, and other uses. A few small areas with residential uses are within the Single-Family Detached zone.

East of I-25

The area north of US 36 is zoned for industrial uses, although commercial uses of various types are also allowed. Residential zoning is present from the industrial area to the City of Thornton boundary, except for one PUD. The area just south of 84th Avenue is in a Regional Commercial zone.

Section B: 84th Avenue to 88th Avenue

West of I-25

North of 84th Avenue is zoned Regional Commercial, with a small Commercial Retail zone immediately adjacent to 84th Avenue. Immediately to the north is a Business Park Zone, and a Single-Family Attached residential zone lies to its north. This zone, despite its name, allows a multitude of non-residential uses.

East of I-25

Between I-25 and Grant Street north of 84th Avenue is a Parks/Open Space zone with a small Regional Commercial zone to its east. From here to 88th Avenue are two Regional Commercial Zones with a Planned Development zone between them.

East of Grant Street immediately north of 84th Avenue is a Commercial Retail zone, with a large Business Park zone to the north. South of 88th Avenue and east of the Business Park zone is a Multifamily zone district.

Section C: 88th Avenue to Thornton Parkway

West of I-25

Only a few zone districts are present from I-25 to Thornton Parkway. North of 88th Avenue is a large Parks/Open Space zone. To its north are a City Center district (shown as “Commercial”) and a Planned Development zone just south of Thornton Parkway.

East of I-25

Most of the area north of 88th Avenue is in a Multifamily district, although just west of the intersection of East 88th Avenue and Grant Street is a City Center district. The east side of this intersection is a Regional Commercial district. Another City Center district is situated north of the Multifamily district. The remainder of this section is within a Planned Development district.

Section D: Thornton Parkway to Approximately 98th Avenue

West of I-25

Immediately north of Thornton Parkway is a Planned Development district. Other zone districts in this area are related to either Parks and Open Space or residential uses.

East of I-25

The land north of Thornton Parkway is in one of three zone districts. Just north of Thornton Parkway is in the City Center district. To the north and adjacent to I-25 is Parks/Open Space, with a Planned Development district to the east.

Section E: 98th Avenue to Approximately 104th Avenue

West of I-25

The area west of I-25 is almost entirely zoned for residential and commercial uses, except for a narrow strip zoned for Parks and Open Space. The Commercial Zone district is located along I-25 to the east and 104th Avenue to the north and is bounded to the east and south by the Residential Zone district that stretches southward toward 98th Avenue and beyond. North of 104th Avenue contains a large Commercial Zone district.



East of I-25

About three-quarters of the area between 98th Avenue and 102nd Avenue is zoned for PUDs, but the remainder of that area is zoned for single-family. There is one small Commercial Zone district along Washington Street to the east, and a small gulch zoned for Parks and Open Space. The area between 102nd Avenue and 104th Avenue and between I-25 and Grant Street is zoned for agriculture and contains a cemetery. East of Grant Street, the zone districts are primarily PUD and Commercial, with a small Multifamily district immediately north of 102nd Avenue. North of 104th Avenue is zoned almost entirely for Residential uses, with a small strip zoned for Parks and Open Spaces.

2.2.3 Future Land Uses

In general, the area immediately adjacent to I-25 between US 36 and 104th Avenue is relatively stable and large land use changes are not anticipated. However, there are a few areas of the study area where the types of uses envisioned could result in changes in character (**Figure 5**). This is particularly true for those properties that are currently vacant. The discussion that follows is organized by section and focuses on changes from current conditions. Relevant plan guidance includes:

- ▶ DRCOG Metro Vision 2035 Plan
- ▶ 2012 Adams County Comprehensive Plan
- ▶ 2012 City of Thornton Comprehensive Plan

Section A: Just South of US 36 to 84th Avenue

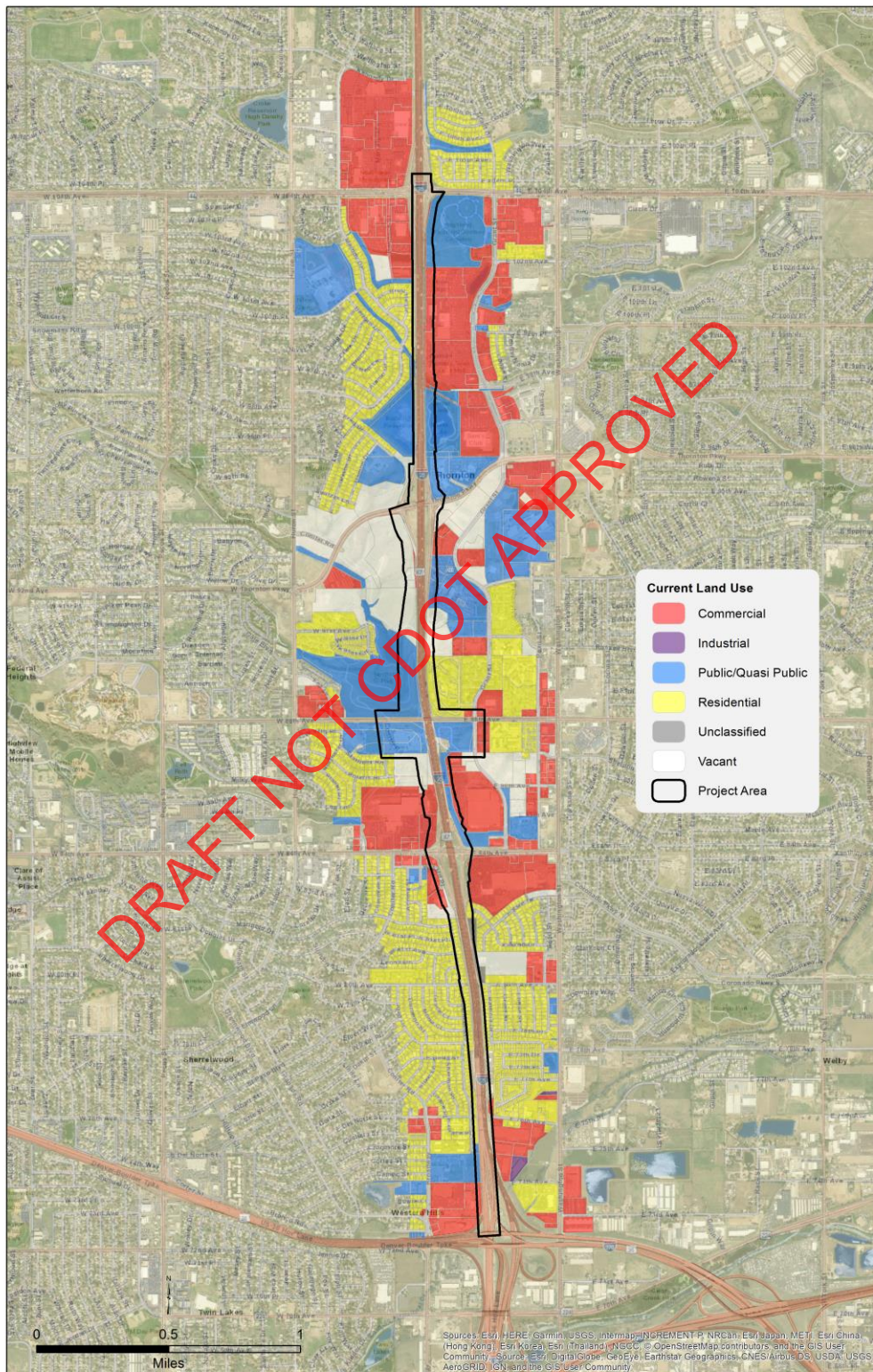
The 2012 Adams County Comprehensive Plan establishes goals, policies, and strategies to, among other things, guide future growth and promote public and private investment in the county, including the portion within the study area (from the southernmost boundary to just

south of 84th Avenue), which is highlighted in the southwest-specific section. This section of the Comprehensive Plan is “intended to reinforce and in some cases - supplement - the Southwest Area Framework Plan” that provided a foundation for future planning and redevelopment efforts in this portion of the county. The study area is home to the North and South Perl Mack and Welby neighborhoods, which are identified as potential future planning areas. Given the many municipalities in the southwest area, the plan mentions the need for coordination between the county and municipalities in meeting the plan’s goals. A policy of the plan is to expand the southwest area’s role as a county gateway by improving the area’s image as viewed from I-25.

Uses in the southwest and northwest corners of the I-25 and US 36 interchange continue to be commercial in nature. Current land uses in the area include privately run educational businesses. The northeast corner of the intersection is planned to be a mixed-use employment area, which could include office, light manufacturing, distribution, clean industry, and indoor warehousing uses, which are among the land uses seen today.

Single- and multi-family housing is still expected between 76th Avenue and 83rd Drive. However, the current residential area between East 76th Avenue and East 77th Avenue is in a mixed-use neighborhood category, which allows a mix of single- and multi-family housing, commercial, and office uses. Secondly, it could include schools, community facilities, and parks and open space. Because this area is home to residences, a landscape company, and CDOT facilities, large changes are not anticipated. The block between East 80th Avenue and East 81st Avenue currently consists of residential and vacant properties, is zoned for residential uses, and continues to be slated for residential uses in the future.

Figure 5. Future Land Uses



Source: Adams County Assessor's Office, Adams County, Cities of Thornton, Northglenn, ArLand, 2019



Section B: 84th Avenue to 88th Avenue

The City of Thornton boundary begins just south of 84th Avenue. Thornton completed a five-year update to their 2007 Comprehensive Plan in 2012. Another update to the plan is currently underway (2018). Like the county, Thornton's 2012 Comprehensive Plan includes future land use recommendations in a Future Land Use Map, which delineates future land use categories described in detail in the plan. The description of future land uses that follows is based on the map and descriptions of each land use category in the plan.

Another important component of future development in Thornton is its four Urban Centers identified in the DRCOG Metro Vision 2035 Plan. One of Thornton's Urban Centers is within the study area from East 84th Avenue to Thornton Parkway on the east side of I-25. Thornton is a signatory to the intergovernmental Mile High Compact, which addresses planned growth within the region and cooperates with its neighbors to meet the region's vision and goals outlined in this plan. An Urban Center is envisioned to be an active mixed-use area with a mix of transit options that reduce per capita vehicle miles traveled. More specifically, DRCOG has set a goal that these areas will accommodate 50 percent of new housing and 75 percent of new employment between 2005 and 2035.

Future land use categories on all corners of the I-25 and 84th Avenue interchange are like current uses. For example, Sportsman's Warehouse, Appliance Factory and Mattress Kingdom, American Furniture Warehouse, and the North Valley Tech Center are large commercial centers that serve the broader region, which align with their "Commercial" future land use category. The commercial strip that fronts 84th Avenue west of I-25 continues to be in a commercial category, yet the future focus is on neighborhood- or community-oriented commercial uses, as opposed to the adjacent and larger regional commercial uses.

Currently vacant properties north of 84th Avenue are categorized as "Employment Centers" in the Comprehensive Plan and designated as "Commercial" on the future land use map. This category focuses on a diverse

array of non-retail employment uses in three subcategories: office parks, corporate campuses, and industrial parks. Uses could include offices, manufacturing, educational facilities, medical centers/hospitals, as well as other supporting uses like restaurants, hotels, and mixed use urban villages without housing. These areas are visible from I-25 and east-west arterials, and are easily accessible via car or transit given their proximity to the Thornton park-n-Ride.

Section C: 88th Avenue to Thornton Parkway

The vacant properties surrounding the hospital complex on either side of I-25 have been categorized as future mixed use. This category envisions a mix of commercial, office, institutional, and residential uses (typically multi-family). No residential uses are currently present west of Grant Street. High-density residential apartments are currently present on the east side of Grant Street.

The vacant and commercial properties south of Thornton Parkway, like those north of 84th Avenue, are also in the "Commercial" category. The few office buildings and Wedgewood at Brittany Hill currently operating in this area fit into the envisioned uses for the area.

Section D: Thornton Parkway to Approximately 98th Avenue

The vacant property south of what is currently North Mor Elementary School is slated for "Parks and Open Space." This designation would allow a continuation of open space south of Badding Reservoir and would better connect this area to the Niver Creek Open Space to the south.

Section E: 98th Avenue to Approximately 104th Avenue

Future land uses in this area are largely similar to those of the current land uses, except for a new mixed-use district between Grant and Washington Streets, and Thornton Parkway and 98th Avenue. The area east of I-25 is within the city of Thornton. The area west of I-25 in this general vicinity is within the city of Northglenn.



3.0 Impacts and Mitigation

The land use in the project area is composed of various uses tied to commercial, residential, and public/open space areas. There is the potential for vacant properties in and near the project area to be developed over time. However, it is not anticipated that future land use will be subjected to drastic change. The No Action Alternative will not directly impact land use; however, inadequate transportation

infrastructure will not be able to address the needs of the planned development in the area. The Proposed Action would convert a portion of land to transportation use as permanent right-of-way. The *I-25 (US 36 to 104th Avenue) Environmental Assessment - Parks, Recreation, Open Space, and Section 4(f) and Section 6(f) Analysis Technical Report* (FHU, 2019b) identifies mitigation for permanent conversion of property to transportation use. Impacts and mitigation commitments for land use are summarized in **Table 5** and **Table 6**, respectively .

Table 5. Impacts on Land Use

| Context | No Action Alternative | Proposed Action |
|--|--|--|
| The project area contains various commercial, residential, and public/open space areas. Future land use is not anticipated to drastically change; however, vacant properties could be subject to future development. | <p>Permanent Impacts</p> <p>Would not directly have an impact on land use since planned future developments in the area would continue.</p> | <p>Permanent Impacts</p> <p>Would convert a portion of land to transportation use as permanent right-of-way, including open space property.</p> <p>Temporary Impacts</p> <p>The Proposed Action would include temporary construction-related impacts to travel patterns resulting in delays during construction.</p> |

Table 6. Mitigation Commitments for Land Use

| Impact | Mitigation Commitment | Responsible Branch | Timing/Phase That Mitigation Will Be Implemented |
|--|--|--------------------|--|
| Conversion of small amounts of open space to transportation use. | For mitigation commitments, see the <i>I-25 (US 36 to 104th Avenue) Environmental Assessment – Parks, Recreation, Open Space, and Section 4(f) and Section 6(f) Analysis Technical Report</i> . | CDOT | Design Right-of-Way Acquisition |



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