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GROWTH, POPULATION & CHANGE

A. GROWTH, POPULATION & CHANGE VISION,

BROOMFIELD SUPPORTS A TRAJECTORY FOR SUSTAINABLE AND DESIRABLE RESIDENTIAL AND COMMERCIAL GROWTH, WHICH IS RELEVANT TO AND INCLUSIVE OF ITS CITIZENS; ENHANCES AND PROMOTES BROOMFIELD'S TRANSPORTATION NETWORK ADVANTAGES; AND ELEVATES AND CELEBRATES OUR UNIQUE PHYSICAL CHARACTERISTICS AND AMENITIES.

B. CURRENT SITUATION & FUTURE TRENDS

Understanding the implications of changing demographics on national and regional scales enables a community to anticipate and effectively plan for future market conditions and how best to meet its residents' future needs. Another key component of determining for whom Broomfield should plan is to recognize the importance of developing a diverse community in terms of income, age, race and culture. Diversity adds to a community's ability to adapt to change, enhances the richness and vibrancy of a community's social fabric, and facilitates an environment of tolerance and acceptance.

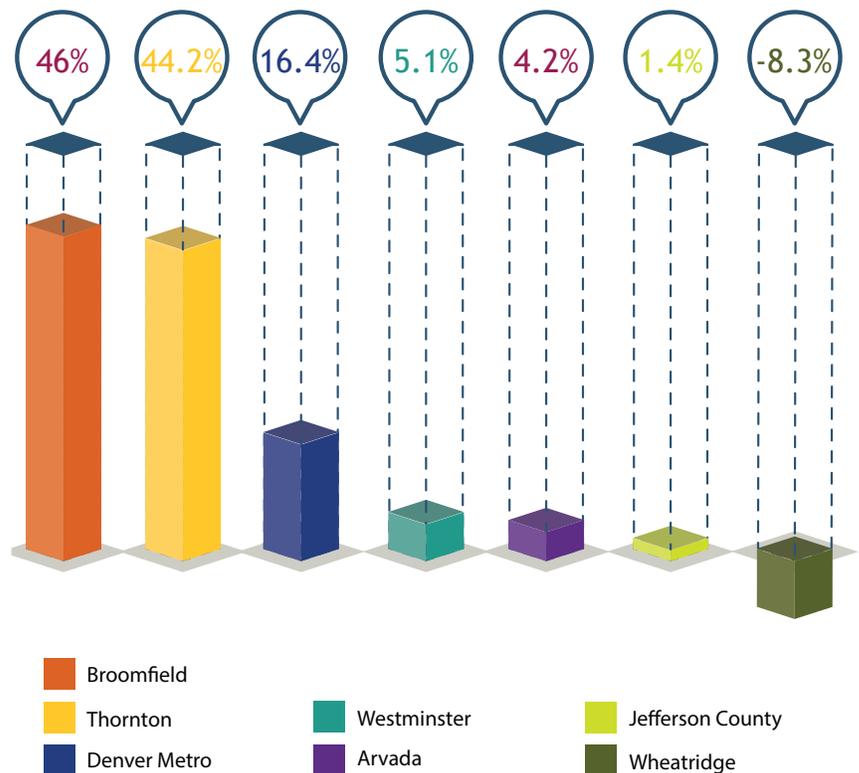
In the coming decades, Broomfield will experience growth pressure similar to the Front Range and nearby cities and counties. The population will age and become more

diverse racially and ethnically, and household size will decrease. These phenomena have implications for land use planning and all other elements of this Plan.

REGIONAL POPULATION GROWTH

Among a subset of nearby Denver metro cities, Broomfield grew the most from 2000 to 2010—except for Thornton, which had a similar growth rate as Broomfield. Much of this growth was from boundary expansion when Broomfield became a county, but is significantly higher than surrounding communities during the same time.

Chart 1. Comparative Population Growth (2000-2010)



Source: Colorado State Demography Office

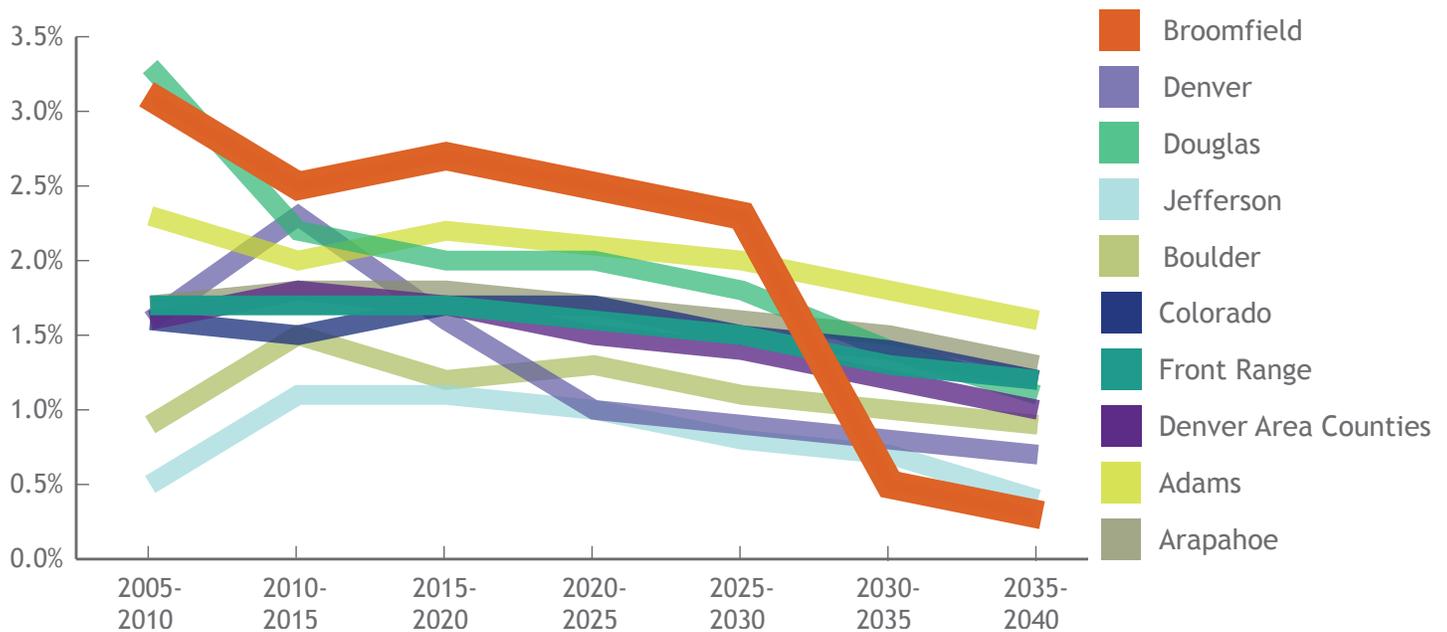
The Denver-Boulder region will continue to exhibit strong yet declining growth rates out to 2040. In fact, Broomfield, given its desirability, is projected to be among the fastest-growing areas until 2030. Broomfield's growth rate is projected to decline significantly after 2030 due to geographic buildout limitations.

Colorado will grow from a 2015 population of about 5 million to a 2040 population of nearly 8 million, and Broomfield from 63,000 in 2015 to over 95,000 in 2040. This growth will come from both natural increase and immigration. The [2005 Comprehensive Plan](#) estimated that

the buildout population would be 83,300, but the [2013 Long-Range Financial Plan Update](#) estimates buildout at 95,500 residents, in line with the State Demography Office's projected 2040 population. The 2005 Comprehensive Plan stressed that the buildout estimate did not constitute a policy cap on population.

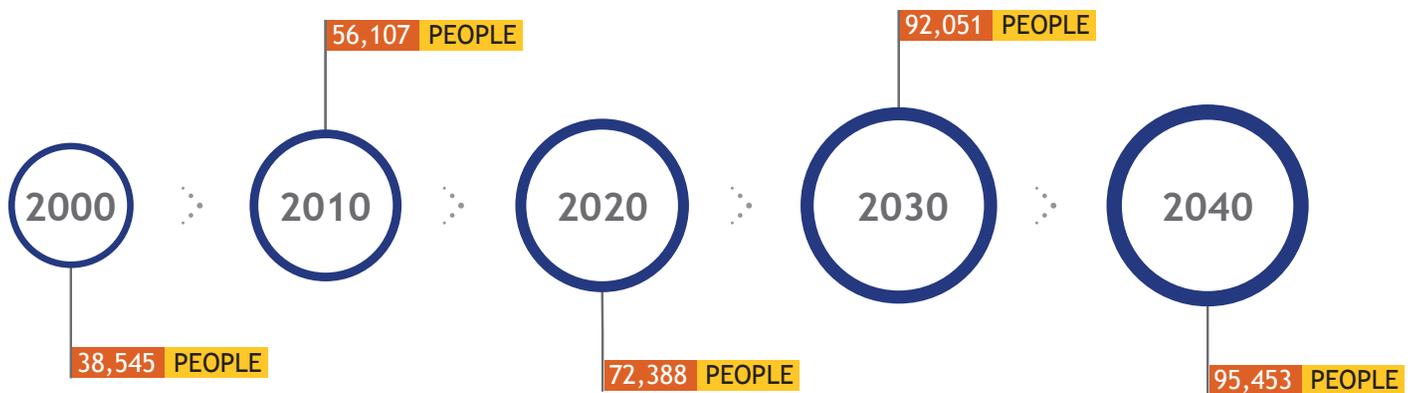
The [2005 Comprehensive Plan](#) stated, "This means that a greater emphasis will need to be placed on education and training to develop a capable workforce for the regional economy." This holds true in 2016 and will remain true for the foreseeable future.

Chart 2. Regional Population Growth Rate (2005 and 2040)



Source: Colorado State Demography Office

Chart 3. Broomfield Population Projection Timeline

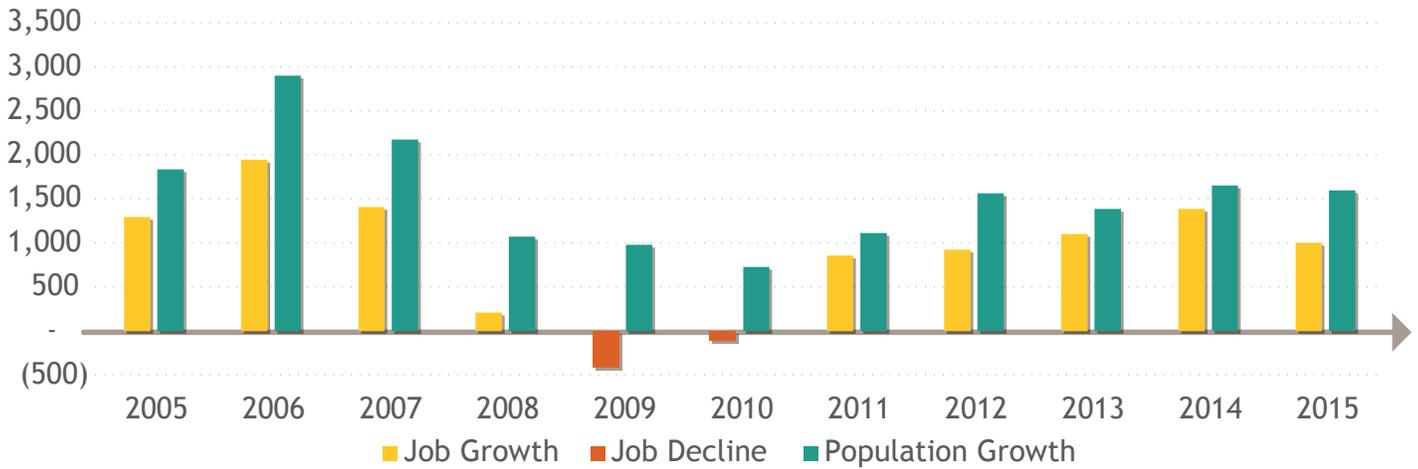


Source: Colorado State Demography Office

POPULATION AND JOB GROWTH

The [2005 Comprehensive Plan](#) projected significant job growth out to 2030. However, the Great Recession (2008-2009) changed that. While population and households have grown steadily in the past decade and a half, job growth declined during the recession and resumed again in 2012. Even with significant job decline between 2008 and 2010, people still moved to Broomfield, indicating that Broomfield was an attractive community to relocate to despite the unavailability of secure jobs. This trend can be found throughout Colorado, and is normally attributed to the high quality of life and recreation opportunities along the Front Range. (County-level job projections are not available. The State Demography Office forecasts population and job growth for the Denver region only, and DRCOG’s most recent projections are from 2010.)

Chart 4. Change in Broomfield Employment and Population



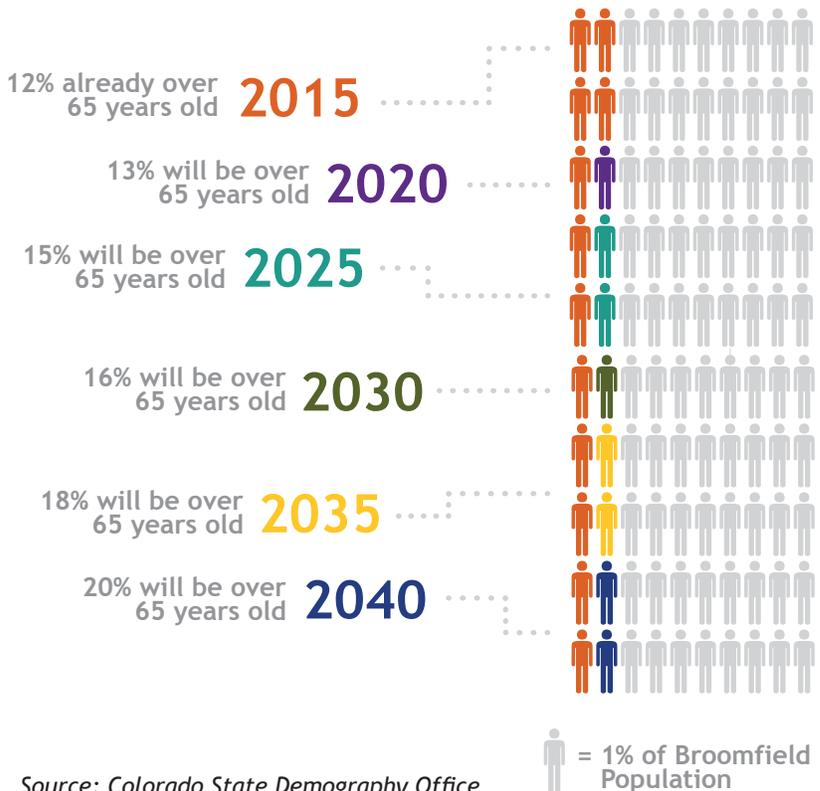
Source: Colorado State Demography Office

AGING POPULATION, HOUSEHOLD SIZE, RACE AND ETHNICITY

Aging has been a high-profile topic for many years. It has implications for health care, accessibility, transportation, public safety, housing, retail trade, and land use planning. All three geographical areas—state, regional and local—are aging.

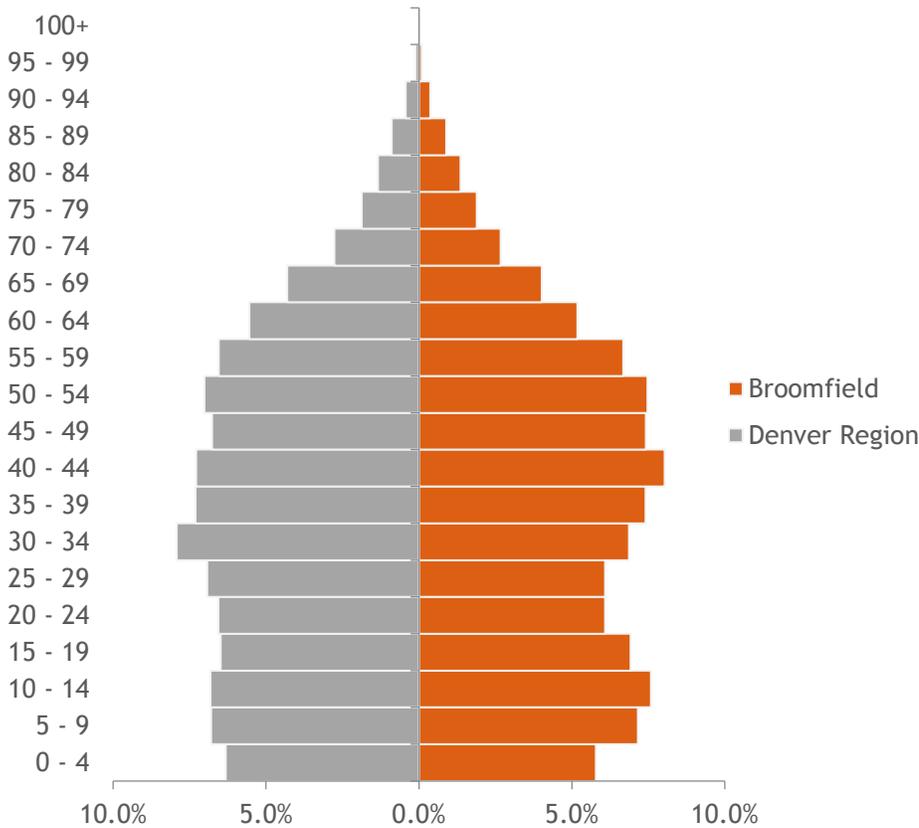
Broomfield’s population over 65 years old will increase from 7,388 in 2015 (12% of the population) to 19,472 in 2040 (20% of the population).

Chart 5. Broomfield Population over 65 Years Old



Source: Colorado State Demography Office

Chart 6. Broomfield and Denver Region Age Distribution 2014

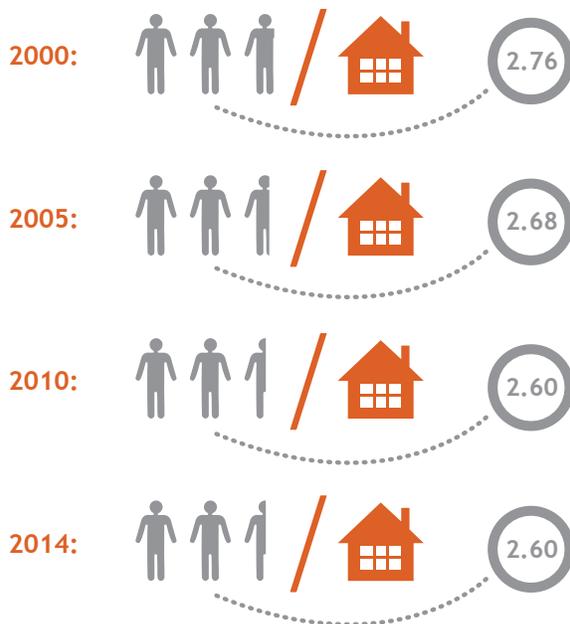


Broomfield’s age distribution in 2014 was very similar to that of the Denver region, but with slightly fewer younger people in the 20 to 39 age groups and slightly more people in the 40 to 59 age groups. Broomfield is very similar to the region in the 65 to 100+ age groups. As Broomfield grows, it will continue to resemble the demographics of the Denver region.

There are pockets of younger households, mostly concentrated along U.S. Highway 36. This younger population is often attracted to multifamily housing options and access to regional transportation.

Source: Colorado State Demography Office 2015

Chart 7. Broomfield Residents per Household



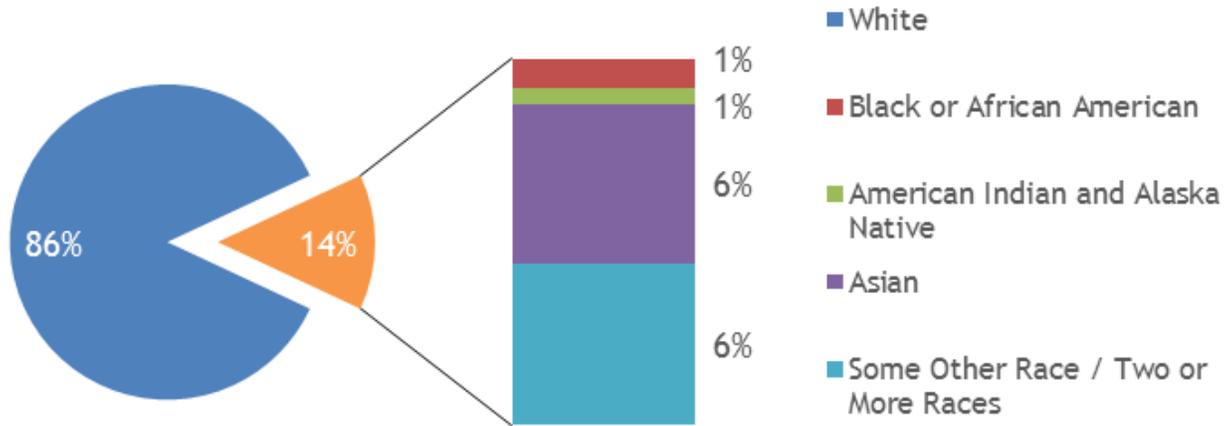
The Broomfield household size has decreased. Much of this is the result of aging. Children grow up and leave traditional households. Married couples divorce or one of the partners dies. It is also true that younger people just don’t form households like they used to. Smaller households indicate a trend toward a more mobile population due to an increasing rental population and improved transportation networks.

Along with the trend toward aging and shrinking household size, the proportion of the population that is non-Hispanic white is decreasing, though not dramatically. This may partially counteract the shrinking household size trend. Communities of color and Hispanic households tend to be larger.

Source: Colorado State Demography Office

The majority of Broomfield residents identify as white. The second largest single racial group is currently Asian, at roughly 6 percent in 2010. This percentage is twice as much as Colorado on average, with only 2.8 percent Asian. Another 6 percent of Broomfield residents identify with two or more races or with a race not specified in the U.S. Census. The percentage of people of color has not changed significantly since 2010.

Chart 8. Percentage of Broomfield Population by Race



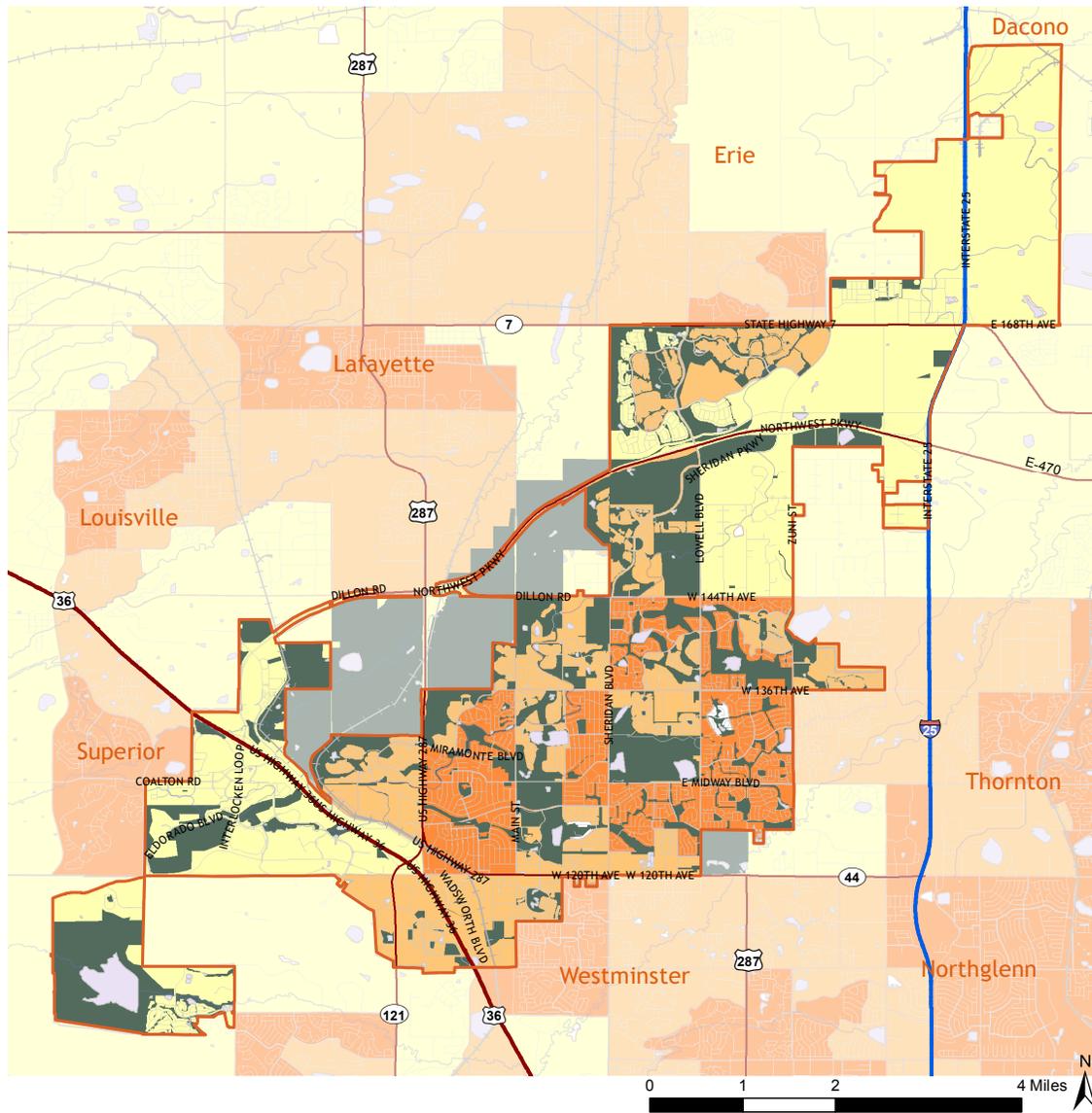
Source: 2010 US Census

MAPPING DEMOGRAPHIC CHANGE IN BROOMFIELD

The maps on the following pages exhibit data taken from ESRI 2014 and 2016 data. These maps detail data at the block-group level, which are redrawn by the U.S. Census Bureau between censuses to ensure a similar number of people in each block group as the population grows.

These maps focus on residential densities; so, sparsely populated areas may yield results that are difficult to interpret. Specifically, demographic characteristics can seem to change more quickly in areas that are predominantly commercial or industrial, as well as in undeveloped areas such as in northeastern Broomfield. Community limits are clearly marked, and areas outside of these limits are “masked” to make Broomfield more visible. Areas outside the community, therefore, do not correlate directly to the colors of the map legend.

Map 10. Population per Square Mile (2014)



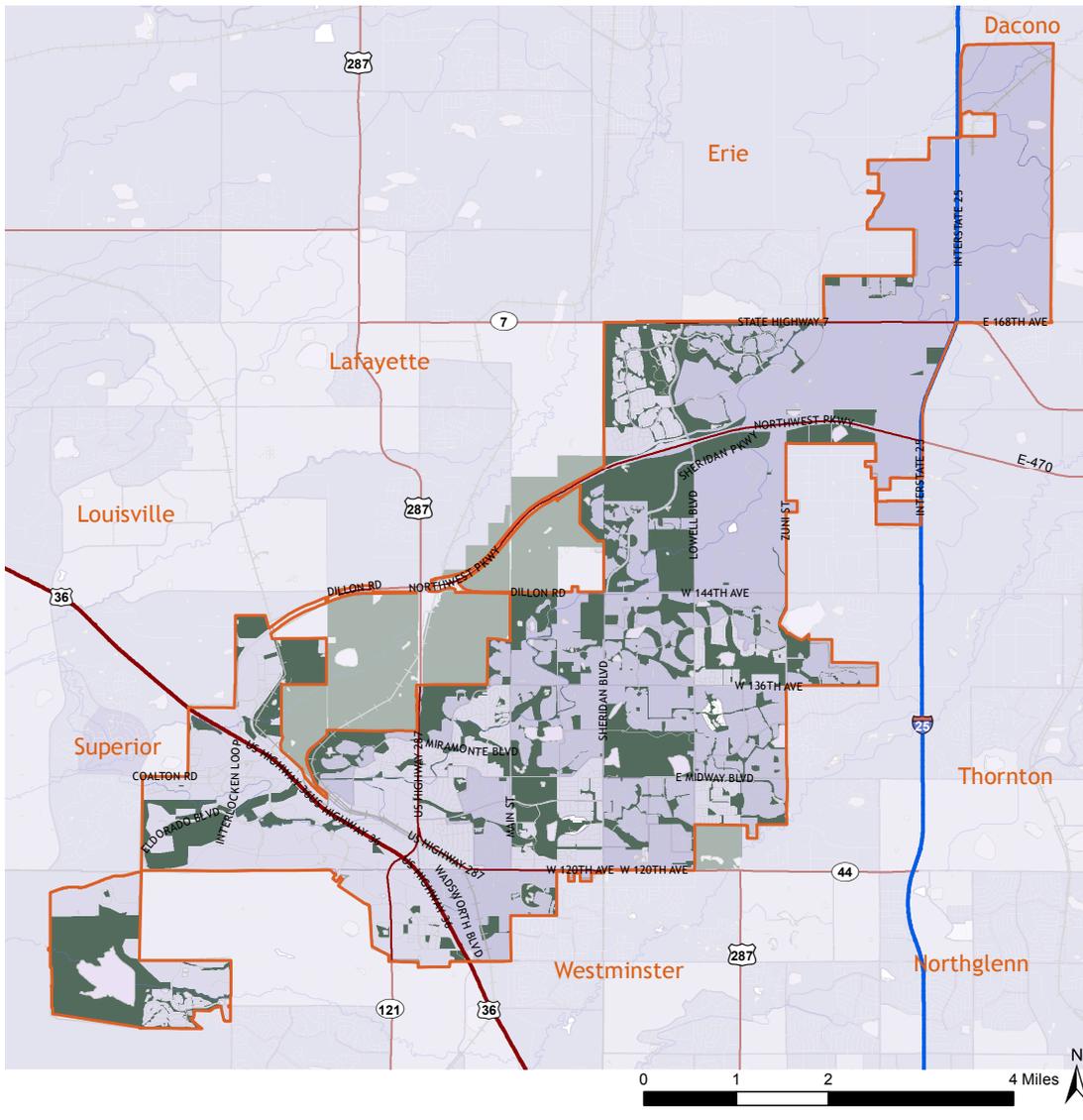
LEGEND

	City and County of Broomfield		Creeks, Ditches and Canals		0 - 1,000 people per sq mi
	Interstate		Waterbody		1,000 - 4,000 people per sq mi
	Highways		Open Space and Parks		4,000 - 22,000 people per sq mi
	Streets				22,000 - 116,000 people per sq mi
	Railroad				116,000 - 618,125 people per sq mi

POPULATION PER SQUARE MILE

In 2000, most of Broomfield’s population was relatively low density (0-2,000 people per square mile). Only the east end of Midway Boulevard had 10,000 to 15,000 people per square mile. By 2014, the denser areas (in red) had spread outward from the middle. Densification is expected in a community with fixed boundaries.

Map 11. Average People per Household (2016)



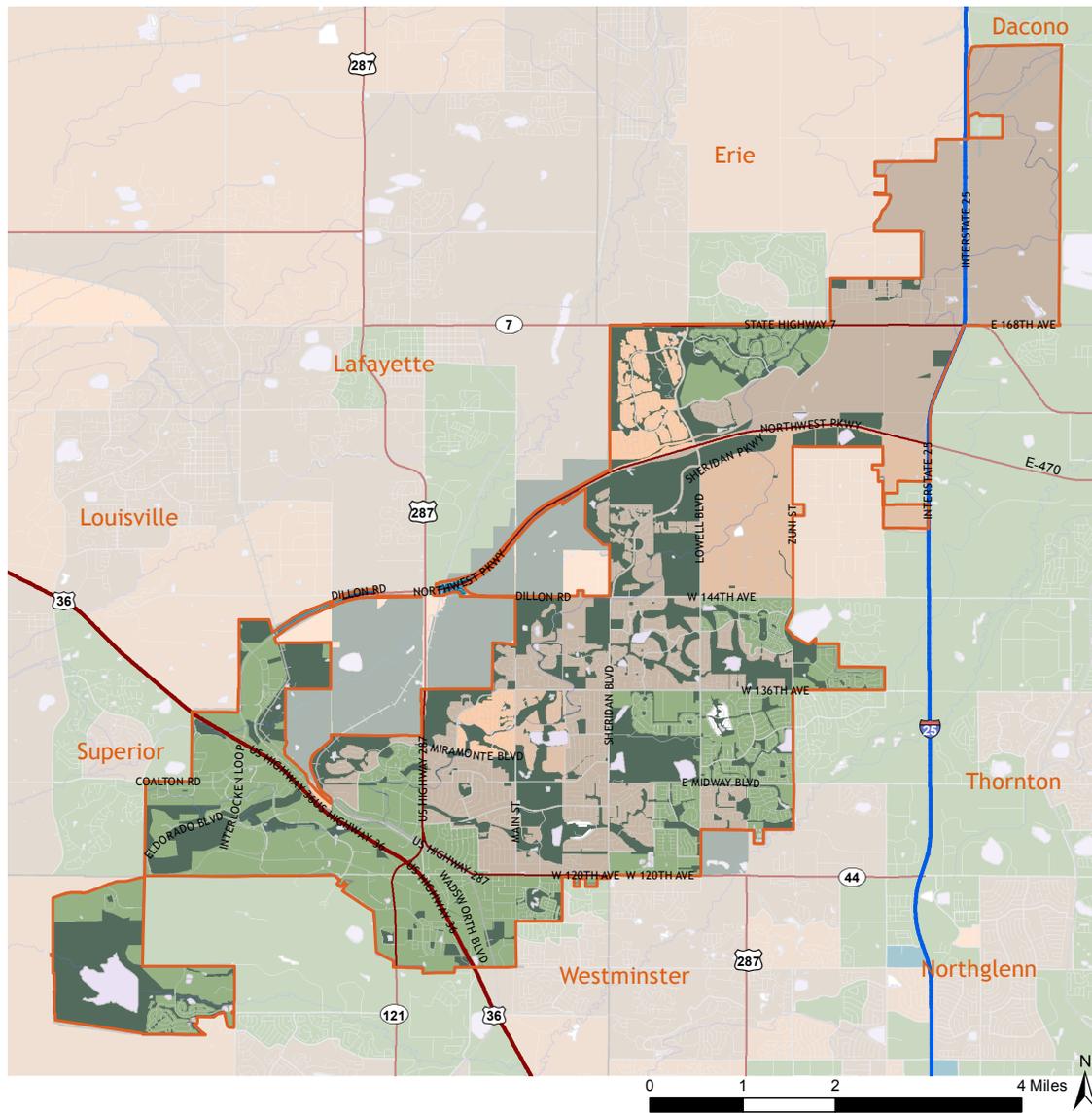
LEGEND

- | | | | | | |
|--|-------------------------------|--|----------------------------|--|--------------------------------|
| | City and County of Broomfield | | Creeks, Ditches and Canals | | 1 person or less per household |
| | Interstate | | Waterbody | | 2 people per household |
| | Highways | | Open Space and Parks | | 3 people per household |
| | Streets | | | | 4 people per household |
| | Railroad | | | | 5 people per household |

AVERAGE PEOPLE PER HOUSEHOLD

In 2000, most of Broomfield had 2.25 to 2.75 people per household, which is typical for single-family households. The northern portion of Broomfield, north of 144th, and had a slightly larger household size of 3-3.25 people per household. The area between Dillon Road and 136th had a larger household size of 3.5 to 4 people per household. In 2016, both smaller household sizes (shown in light gray on the map) and larger household sizes (in purple) have spread. This could be because aging households tend to shrink, due to children moving out and loss of spouses due to death or divorce. Increasing household sizes could also be due to younger families moving in or children moving back in with parents.

Map 12. Median Age (2015)



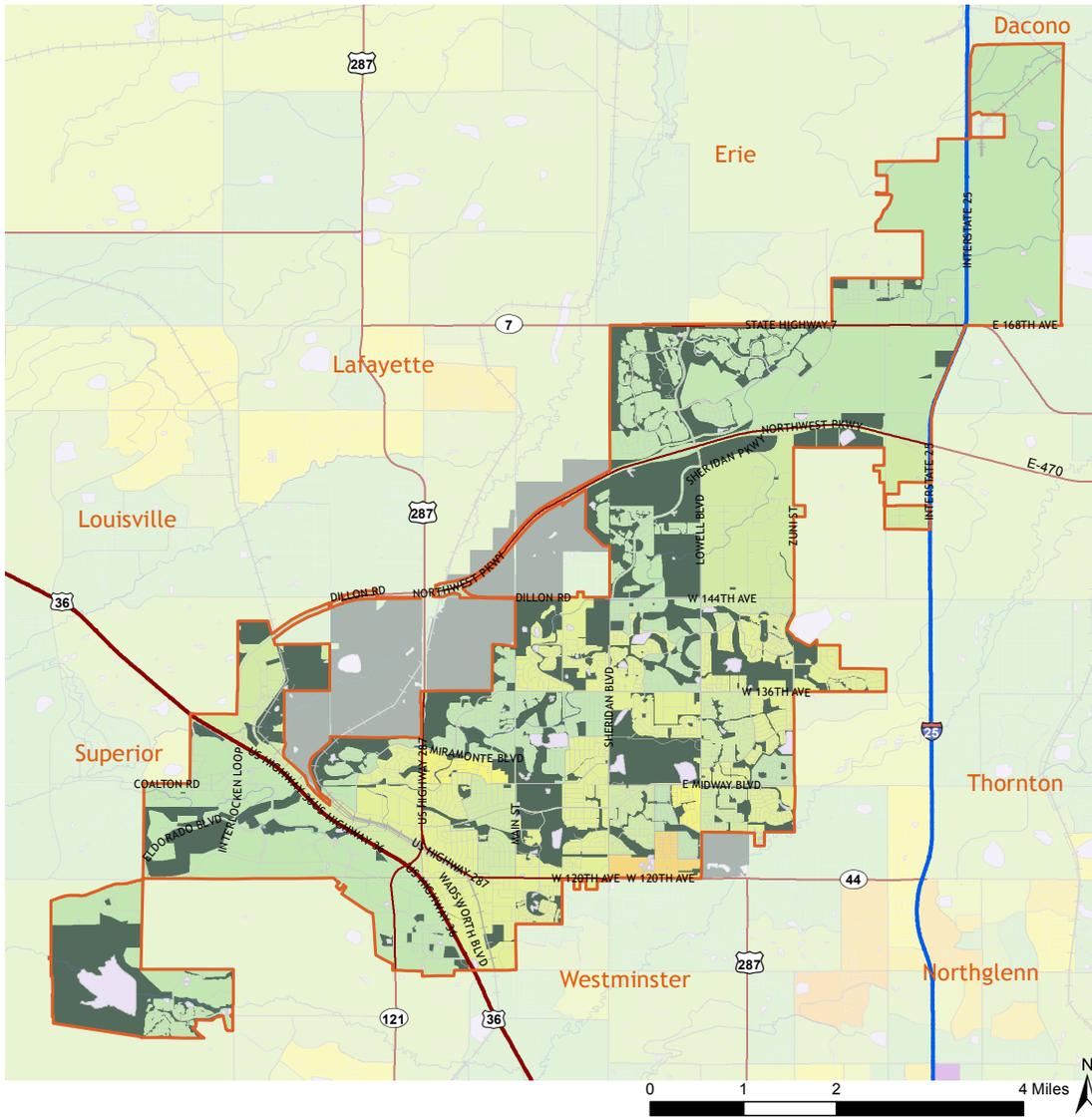
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		Median age 2015

MEDIAN AGE

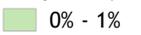
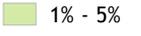
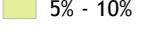
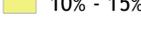
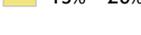
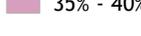
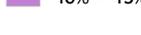
Broomfield is a relatively young community. In 2000, Broomfield generally had median ages between 19 and 45 years old. This young working-age population is indicated on the map in varying shade of blue to green. By 2015, there is a noticeable aging of many areas, indicating older median ages of 46-60 and a jump in median age north of the Northwest Parkway.

Map 13. Below Poverty Level (2014)



LEGEND

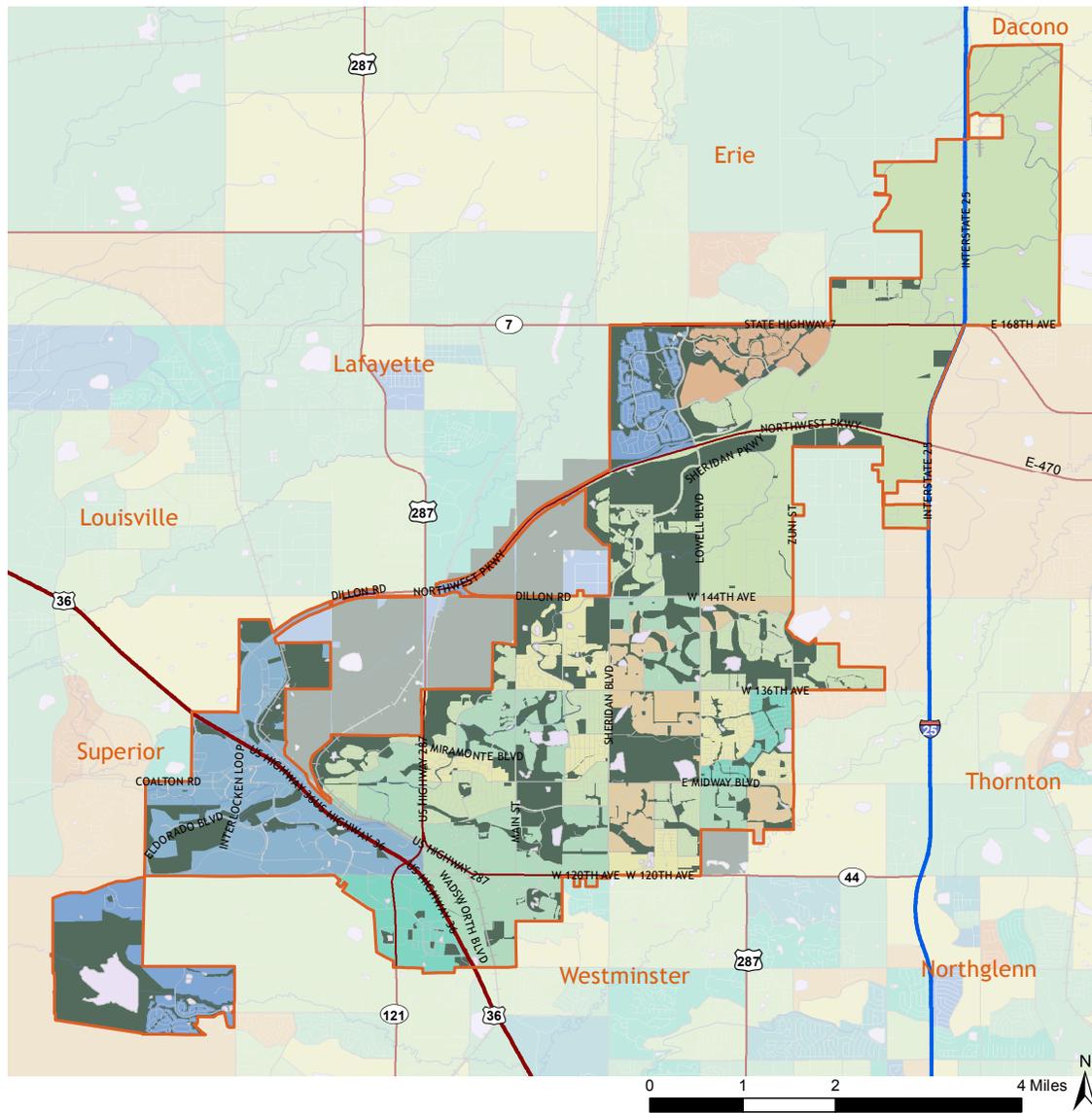
-  City and County of Broomfield
-  Interstate
-  Highways
-  Streets
-  Railroad
-  Creeks, Ditches and Canals
-  Waterbody
-  Open Space and Parks

Percent residents below poverty level 2014	
	0% - 1%
	1% - 5%
	5% - 10%
	10% - 15%
	15% - 20%
	20% - 25%
	25% - 30%
	30% - 35%
	35% - 40%
	40% - 45%

BELOW POVERTY LEVEL

In 2000, which was right before the high-tech economic crash, Broomfield had a few areas with 10 to 20 percent below the poverty line (shown in yellow on the map), but most of the community was still 0 to 5.1 percent below the poverty line. By 2014, after two serious recessions (high tech and housing crash), the yellow and orange areas spread, indicating 10 to 25 percent below poverty level. As the economy improves, this trend may start to reverse.

Map 14. Residents 18 and Younger (2014)



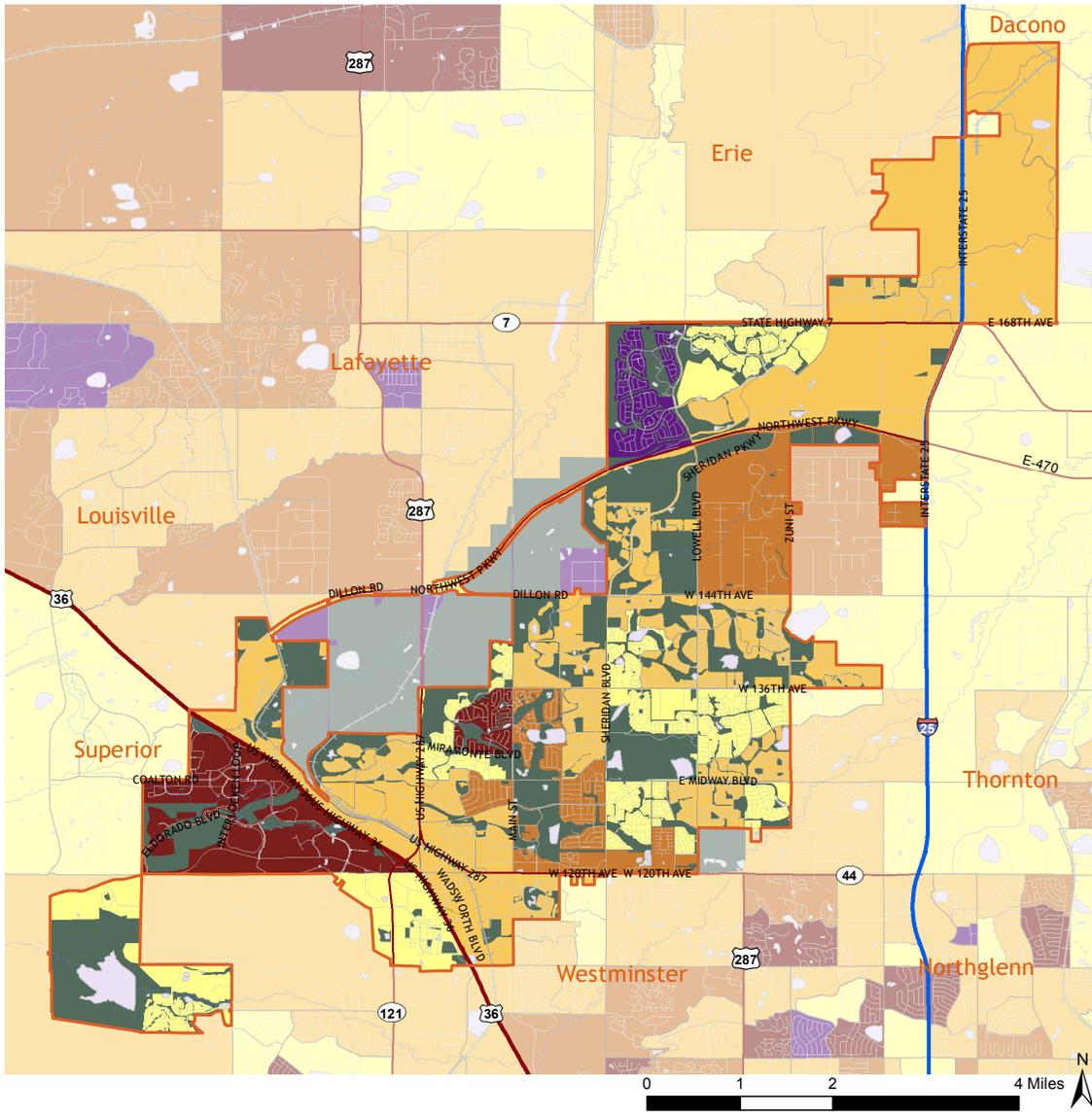
LEGEND

- | | | | | | | | |
|--|-------------------------------|--|----------------------------|--|-----------|--|-----------|
| | City and County of Broomfield | | Creeks, Ditches and Canals | | 0% - 5% | | 25% - 30% |
| | Interstate | | Waterbody | | 5% - 10% | | 30% - 35% |
| | Highways | | Open Space and Parks | | 10% - 15% | | 35% - 40% |
| | Streets | | | | 15% - 20% | | 40% - 45% |
| | Railroad | | | | 20% - 25% | | 45% - 55% |

RESIDENTS 18 AND YOUNGER

In 2000, the preschool and school-aged population was distributed fairly evenly across the community, with a concentration just south of Dillon Road. In 2014, the concentration of the younger population shifted east of Sheridan Boulevard, as well as into the Anthem development north of the Northwest Parkway (shown on the map in yellow and brown).

Map 15. Residents 65 and Older (2014)



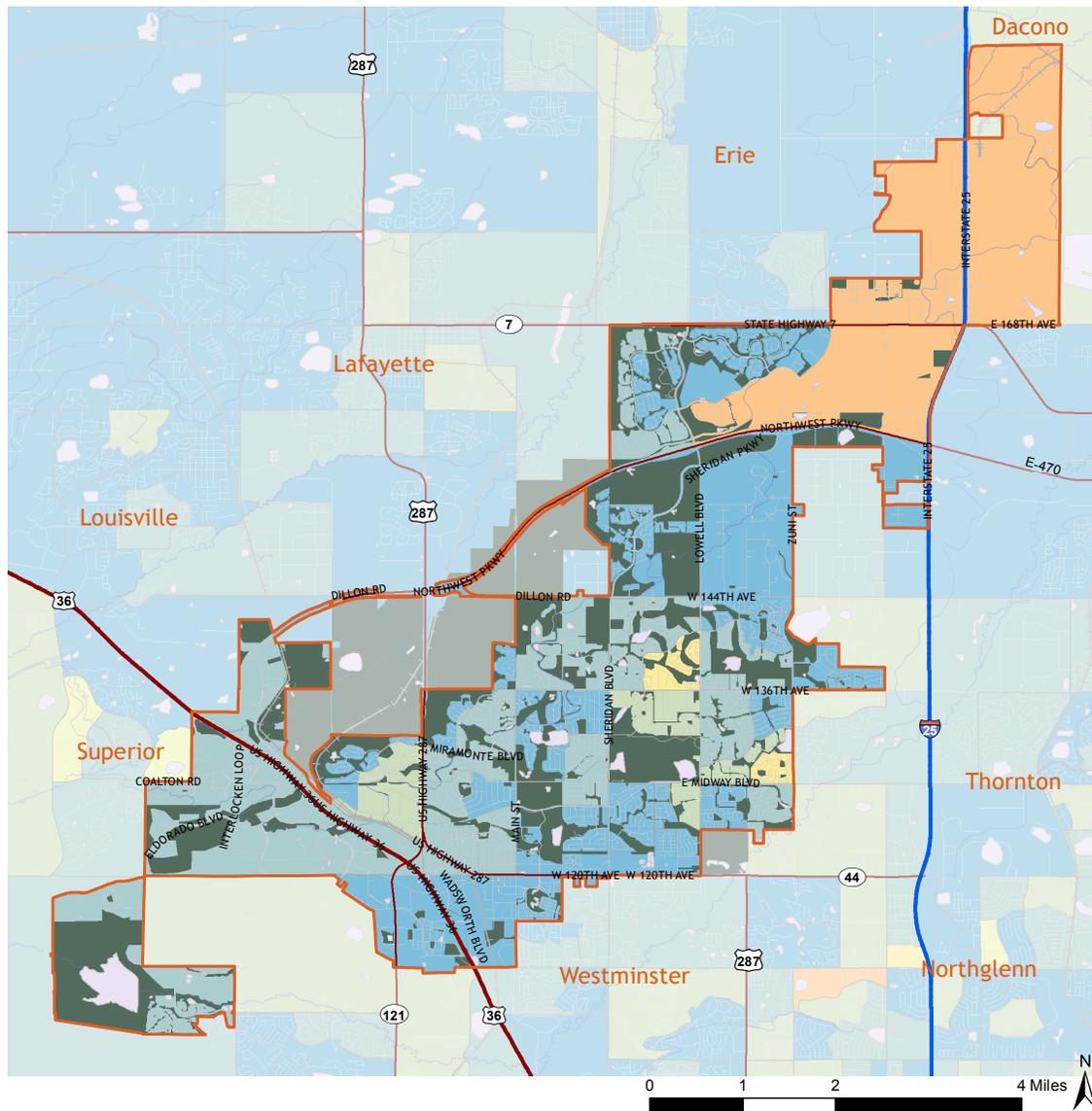
LEGEND

	City and County of Broomfield		Creeks, Ditches and Canals		0% - 10%
	Interstate		Waterbody		10% - 20%
	Highways		Open Space and Parks		20% - 30%
	Streets				30% - 40%
	Railroad				40% - 90%

RESIDENTS 65 AND OLDER

In 2000, the central area of Broomfield was the oldest part of the community. In 2014, a significant portion of the community aged in place or attracted additional older residents, as indicated with darker yellow, red, and purple areas on the map. A significant portion of the population in an isolated portion of the Anthem development is 65 and older (shown in purple).

Map 16. People of Color (2014)



LEGEND

	City and County of Broomfield		Creeks, Ditches and Canals		0% - 10%		40% - 50%
	Interstate		Waterbody		10% - 20%		50% - 60%
	Highways		Open Space and Parks		20% - 30%		60% - 70%
	Streets				30% - 40%		70% - 80%
	Railroad						

*Non-white residents does not include individuals who identify as white in race with hispanic or latino ethnicity

PEOPLE OF COLOR

Broomfield was racially mixed in 2000 and by 2014, those racially mixed areas spread; two areas (in yellow) with 40 to 50 percent nonwhite people appeared. This map does not include individuals who identify racially as white with Hispanic or Latino ethnicity. In 2014, the population of white Hispanics was just over 8 percent of the total Broomfield population.

C. GOALS & POLICIES

Goal GPC-A: Balanced Rate of Growth

Support population growth that ensures continuity of Broomfield's desired community identity and characteristics, while recognizing that trends and changes in net migration, transportation networks, household compositions, and economic growth may require flexibility in adapting and approving future residential and commercial development.

Policy GPC-A.1: Ensure that the Land Use Map maintains consistency with the Long-Range Financial Plan, balances infill and greenfield development, and reflects demographic changes in housing needs and land use mix.

Policy GPC-A.2: Use results of the 40 percent open space study to identify areas for future household growth and densities.

Policy GPC-A.3: Support a diverse population composed of individuals of different ethnic groups, ages, economic status, cultural backgrounds, and educational attainment levels.

Action Step GPC-A.3.1: Plan for a variety of housing types and neighborhoods that encourage a diverse population in terms of age and income.

Action Step GPC-A.3.2: Through community functions and entertainment venues such as Broomfield Days and the Auditorium, encourage a variety of entertainment functions that are suitable for different age groups, economic groups, races and cultures.

Policy GPC-A.4: Encourage a variety of commercial centers that will provide varied employment opportunities and businesses that cater to different age, income, racial, and cultural groups.

Goal GPC-B: Jobs

Create a quality, working atmosphere to include amenities such as urban villages, telecommunications and transportation infrastructure, mobility options, urban agriculture gardens, open space and recreational opportunities.



Goal GPC-C: Municipal Services

Provide public and support private services throughout Broomfield in a timely manner. (See [Community Services and Facilities](#))

Rationale:

In Broomfield, municipal services are related to, yet distinct from community-wide privately provided services such as internet access, waste recycling, and private recreation centers. In general, basic services related to health, safety, and infrastructure are almost always provided directly by the municipality, while services related to quality of life are more likely to be provided by the private sector.

Policy GPC-C.1: Ensure high-quality and timely delivery of public services.

Policy GPC-C.2: Support and encourage private-sector community-wide services as solutions to common problems as well as opportunities for enhanced quality of life and citizen engagement.

Policy GPC-C.3: Support increases in public- and private-sector service levels throughout Broomfield with regional outlook and cooperation (see [Goal GPC-E: Regionalism](#)).

Goal GPC-D: Pace of Growth

Encourage a pace of growth that parallels the appropriate rate of investment in desirable attributes such as parks, open spaces, and other identifiable characteristics of Broomfield as a community.

Policy GPC-D.1: Encourage regular balance of expansion and growth to the investment and value placed on useful and desirable amenities such as open space, trails, parks, recreation centers, and other identifiable community features.

Policy GPC-D.2: Ensure that all new development provides adequate consideration of and commitment to usable open space, parks and open lands consistent with Broomfield’s already-established identity.

Goal GPC-E: Regionalism

Actively direct and influence regional plans for growth and development.

Rationale:

The term “regionalism” refers to looking beyond Broomfield’s borders for solutions to Broomfield issues and quality-of-life enhancement of Broomfield citizens. However, there is a dual nature to regionalism: soliciting cooperation from other governments and agencies on different topics (e.g., transportation improvements and open space/green edge) also involves competition with them when it comes to site selection for desirable features (e.g., corporate headquarters, specific transportation improvements). Thus, Broomfield elected officials, staff, and citizens must learn to both collaborate and advocate.

Policy GPC-E.1: Collaborate with outside jurisdictions, agencies, districts, and organizations to address areas of mutual concern in implementing Broomfield’s Comprehensive Plan.

Action Step GPC-E.1.1: Designate additional DRCOG urban activity centers adjacent to State Highway 7 west of Interstate 25 and within the Interlocken and Flatiron regional commercial and employment area.

Action Step GPC-E.1.2: Incorporate the additional land area that was annexed into Broomfield County from Weld County as part of the DRCOG regional growth boundary.

Action Step GPC-E.1.3: Participate with other nearby communities on regional growth management efforts.

Policy GPC-E.2: Provide resources and promote Broomfield to fiercely compete for geographically limited site selection of desirable features.

