


CML 96th Annual Conference
 June 19-22, 2018
 Vail


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Contents of this presentation reflects the view of the presenter, not of CML.



Understanding the Implications of Demographic Changes (& Creating Synergies w/ Them)

Chris Akers- Economist, State Demography Office
Alan Tiefenbach- Planner, Idaho Springs

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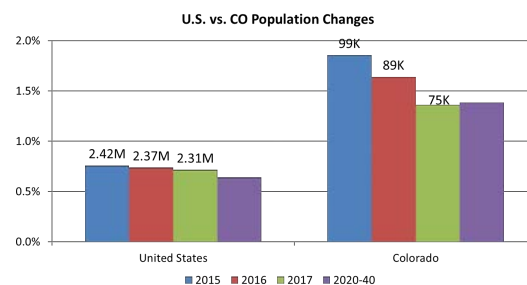


5 BIG DEMOGRAPHIC TRENDS IN COLORADO

- Population Growth is slowing
- Disparate Growth - Urban areas vs. Many Rural area
- Births, Deaths & Migration > 3 drivers of Population Change
- Colorado is aging rapidly (compared to US)
- Spending behaviors / patterns change with age



SLOWING POPULATION GROWTH

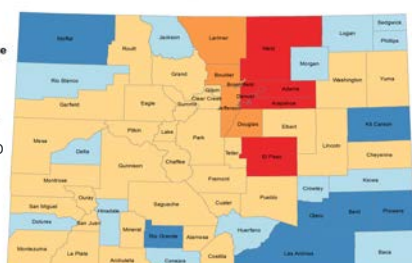


Colorado: Total Population Change 2010 - 2017

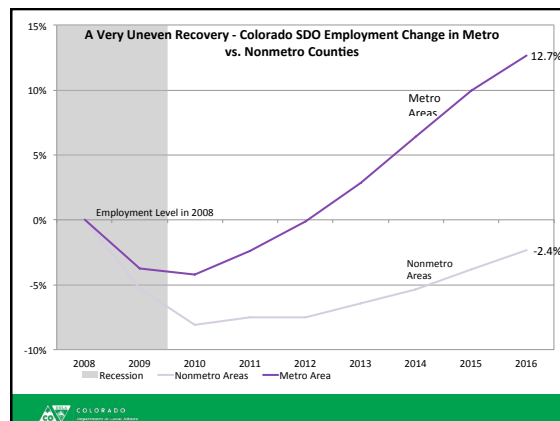
Population Change

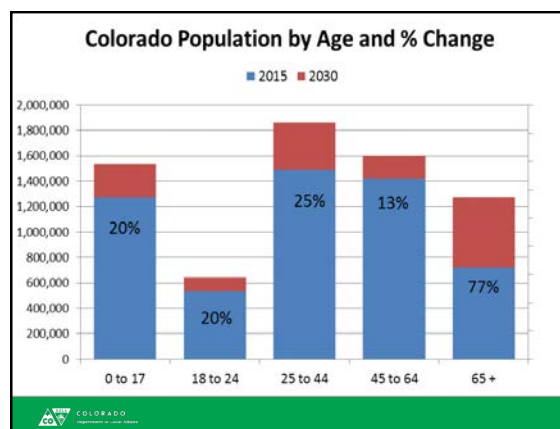
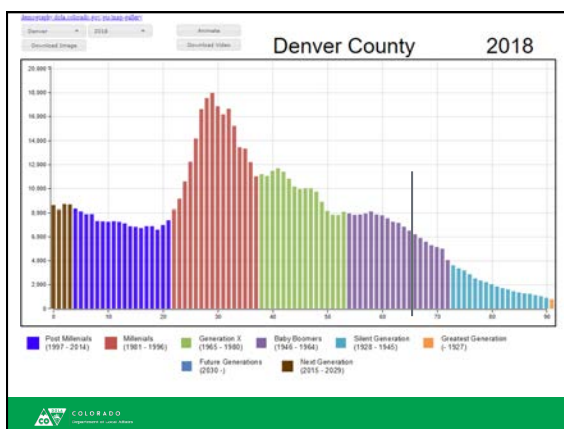
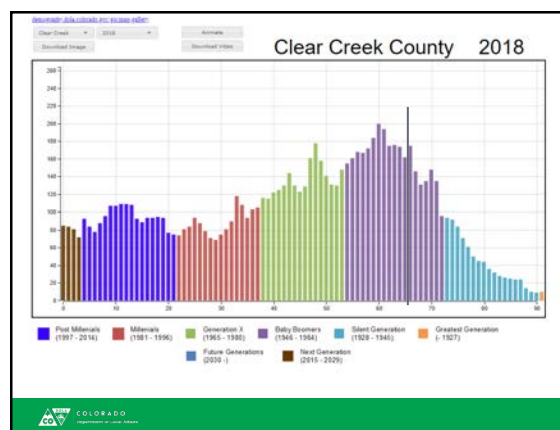
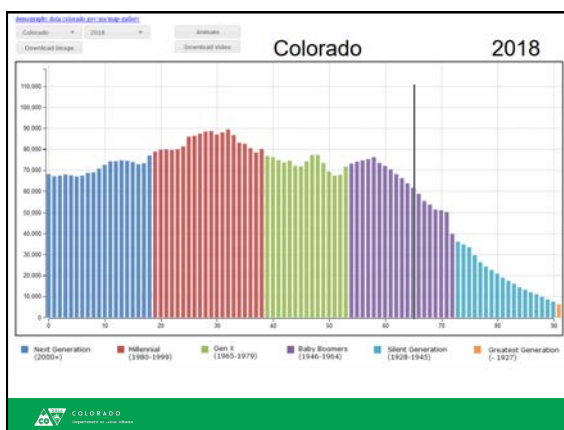
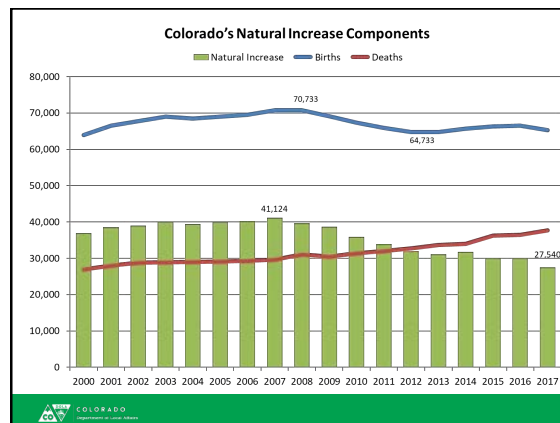
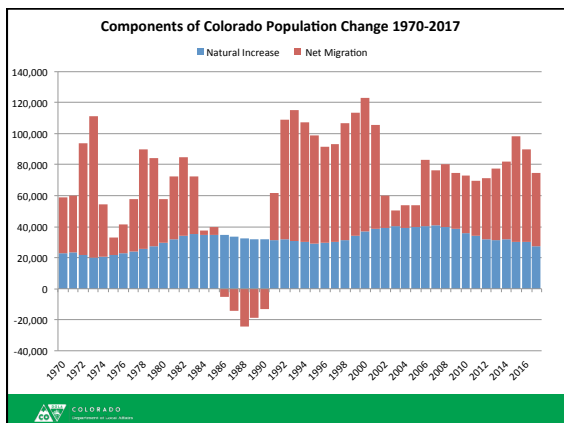
- 1,173 to -500
- 499 to 0
- 1 to 10,000
- 10,001 to 50,000
- 50,000 to 101,403

+555,000 in CO
 +520,200 in 10
 metro counties
 +11,400 Mesa
 & Pueblo
 +23,500 in 52
 "rural counties"



Colorado State Demography Office, 6/3/22/2018





IMPACTS OF AGING

- Economic impacts from retiring spending
- Changing housing needs
- Health care demands
- Public finance concerns - declining sales taxes



CHALLENGE FACING MUNICIPALITIES

- Become attractive to all ages, races, & sexes
 - Diverse / Balanced population attracts wide array of businesses > boost tax base
- Attract/Retain businesses to create opportunities for local residents
 - Thriving business environment that serves both locals and tourists
 - Create opportunities to earn / spend locally



IDAHO SPRINGS



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IDAHO SPRINGS

- 30 miles west of Denver
- Elevation 7,500 feet
- Established in 1878
- Size: 1,458 acres < 2 square miles
- First mountain town on I-70
- Current population approximately 1,750
- Miner Street is nationally registered

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IDAHO SPRINGS

- Median HH Income: \$52,000
- Median Age: 42 years old
- Previous gold mining town
- Current economy
 - Mostly tourist based goods and services
 - Clear Creek second most rafted river
 - Henderson Mine scaling back operations

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CHALLENGES

- *Service based economy*
- *Traditionally stop-through point*
- *Henderson Mine scaling back*
- *Workforce housing is significant issue*
- *Declining school enrollment*
- *Little incentive for landlords to provide adequate housing*
- *Historically reactionary planning*
- *Numerous studies, no follow up*

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CHALLENGES

- *Most housing built in late 1800s-early 1900s*
- *New housing is multifamily and trailers*
- *Most manufactured housing built in 1960-70*
- *Approximately 950 housing units*
- *Median income can only afford \$207,000*
- *Average home cost >\$300,000*
- *Disconnected between Downtown and East*

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OPPORTUNITIES

- *2014 IS elected new Mayor*
 - *Had a vision for IS*
 - *Make Idaho Springs a destination*
 - *Invest in infrastructure*
 - *Diversify economy*
 - *Target younger demographic*
 - *Create work / live community*
 - *Capitalize on assets*
 - *Capitalize on I-70 traffic*
 - *Understood the economic development implications of recreational amenities*

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ACTIONS

- *Hired qualified team*
- *Hired first full time staff City Planner*
- *Passed 1% sales tax for street improvements*
- *Passed \$18 million bond measure*
- *Reconstructing nearly every street*
- *Created Comprehensive Plan*

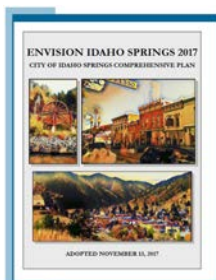
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COMPREHENSIVE PLAN

- Last update - 2006
- Only gave existing conditions
- Contained no vision
- No land use maps
- Redone completely in-house
- 3 public meetings, 8 PC
- Unprecedented support
- New plan contains vision
- More strategies than policies



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EAST END ACTION PLAN

- Happened before Comp Plan
- East End newer end
- Typical roadside development
- Many dilapidated structures
- Market study
- Strategy plan
- Led to new overlay district
- Led to grant program
- URA pending



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EAST END ACTION PLAN



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LAND DEVELOPMENT CODE

- Regulations last updated in 2006
- Modus operandi had been to cobble together regulations as needed without reviewing against existing code
- Duplicative, conflicting and very disjointed
- No clear processes
- Some regulations do not apply to existing conditions
- Difficult to construct either good or bad development
- Difficult to read and understand
- Often ignored because of difficulty using them
- First phase of the update being done in-house
- Goal – consistent, easy to understand, expedited

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COLORADO BLVD

- Prior to I-70 was the route to mountains
- I-70 then diverted traffic around IS
- Was a state highway
- CDOT devolved it and gave City \$22 million
- City completely rebuilding Colorado
- Larger sidewalks and more walkable
- 3 phases, last phase will be completed in August.

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COLORADO BLVD



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COLORADO BLVD



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HOUSING



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HOUSING

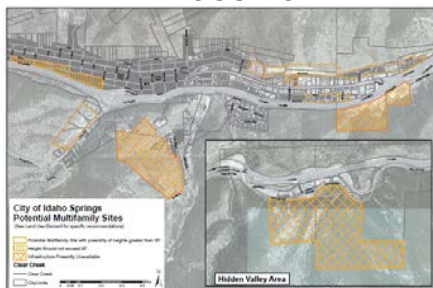


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HOUSING



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CLEAR CREEK GREENWAY



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CLEAR CREEK GREENWAY



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COURTNEY RILEY COOPER PARK



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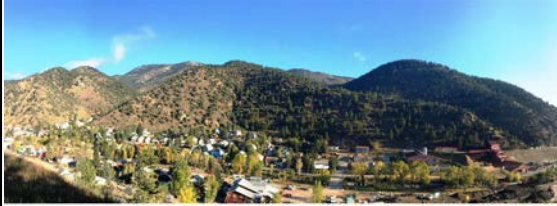
Virginia Canyon Open Space (VCOS)



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VCOS



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VCOS

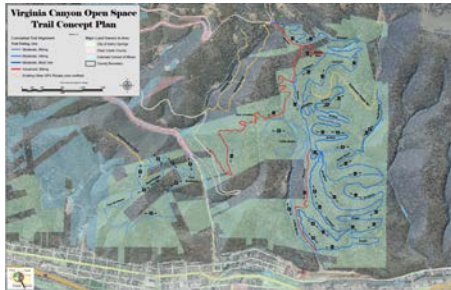
- Clear Creek County
- Clear Creek Greenway Authority
- Central City
- Colorado Mountain Bike Association (COMBA)
- Team Evergreen
- Volunteers for Outdoor Colorado
- Idaho Springs Chamber of Commerce
- Clear Creek Tourism Bureau
- Colorado Office of Outdoor Recreation Industry
- CPW
- Local bike shop and outdoor equipment dealers
- Adjacent property owners
- Citizens

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VCOS

- Awarded \$62,000 from GOCO
- RFP posted in April
- Design team selected
- Design complete in Fall



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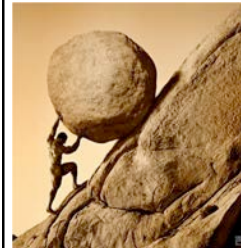
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VCOS

2016

2018



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PRIVATE-PUBLIC PARTNERSHIP



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PRIVATE-PUBLIC PARTNERSHIP

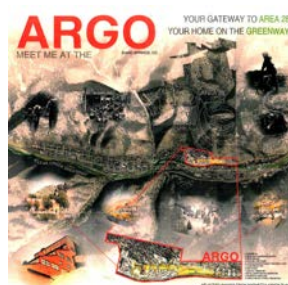


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Alan Tiefenbach
Idaho Springs Community Development Planner
1711 Miner Street
Idaho Springs CO 80452
planner@idahospringsco.com
303-567-4421

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