



Small-area forecast

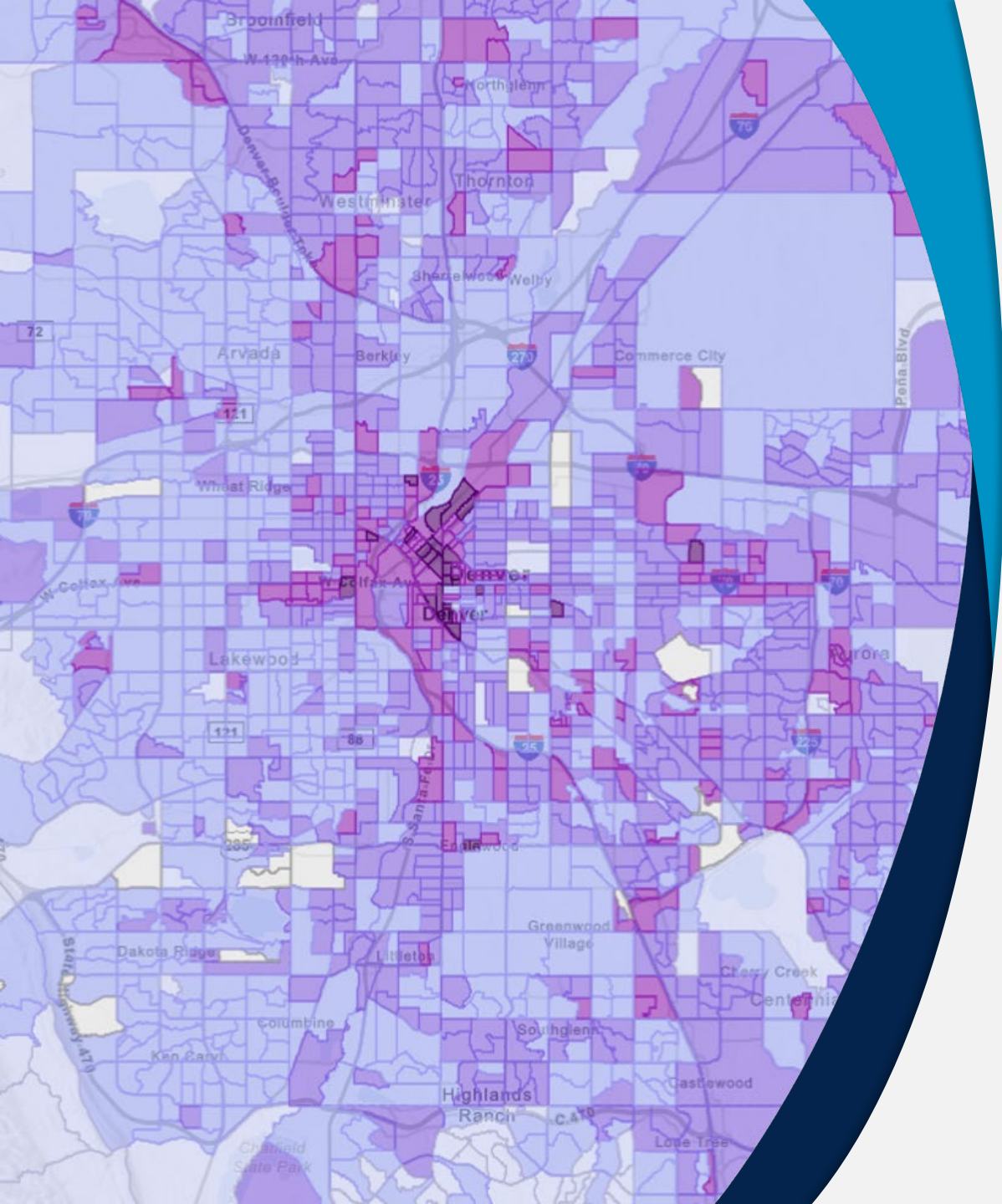
Member agency feedback update

Board of Directors – July 16, 2025

Presentation outline

1. What is the small-area forecast?
2. What is the land use model?
3. How was member agency feedback incorporated?
4. Where can the new forecast be accessed?



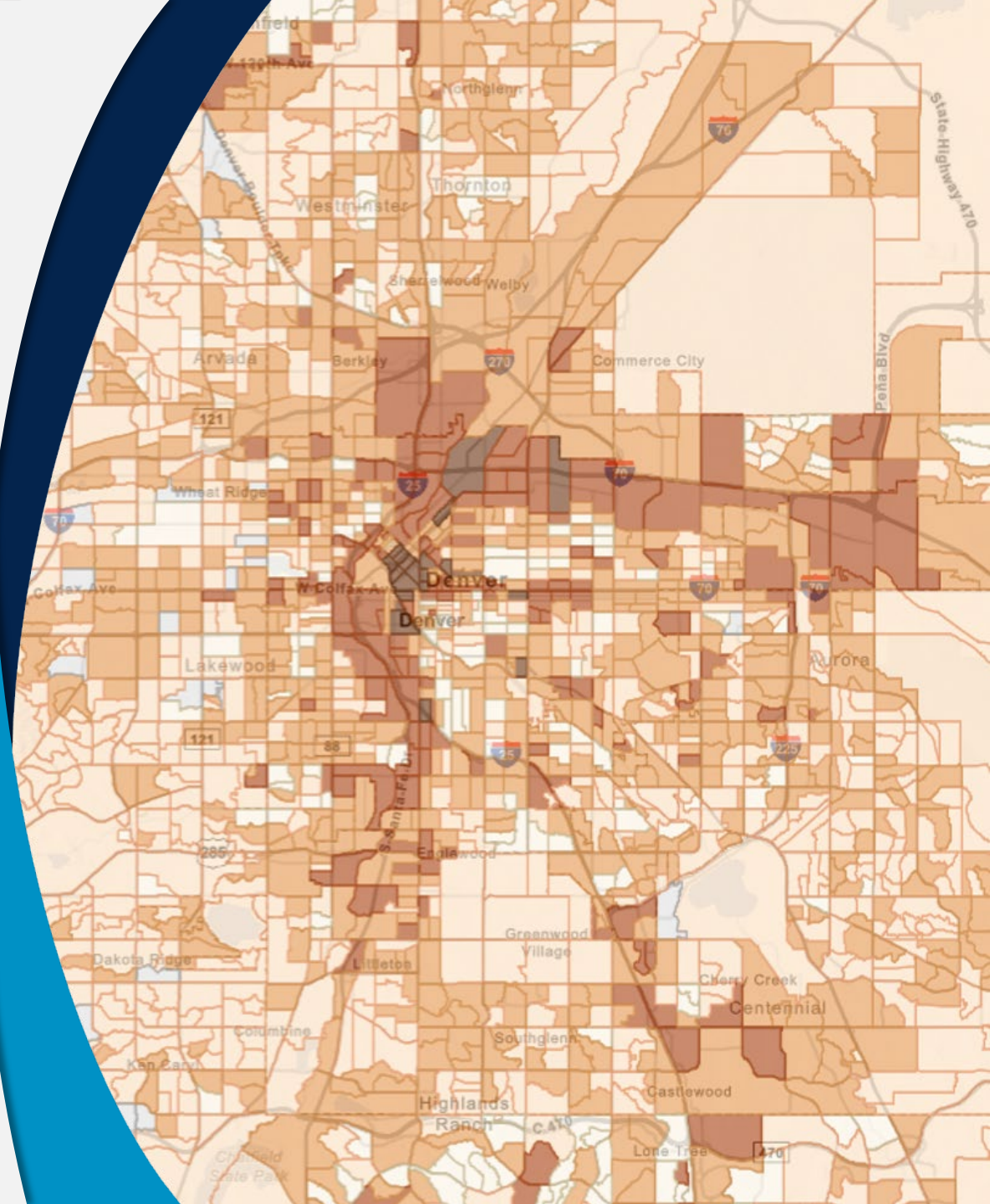


Small-area forecast

- Forecast of population, households and jobs.
- From 2020 to 2050.
- Census block level forecast – aggregated to TAZ, census block group, municipality.
- Input for DRCOG’s travel demand model (Focus).
- Input for DRCOG’s Regional Housing Needs Assessment.

Small-area forecast

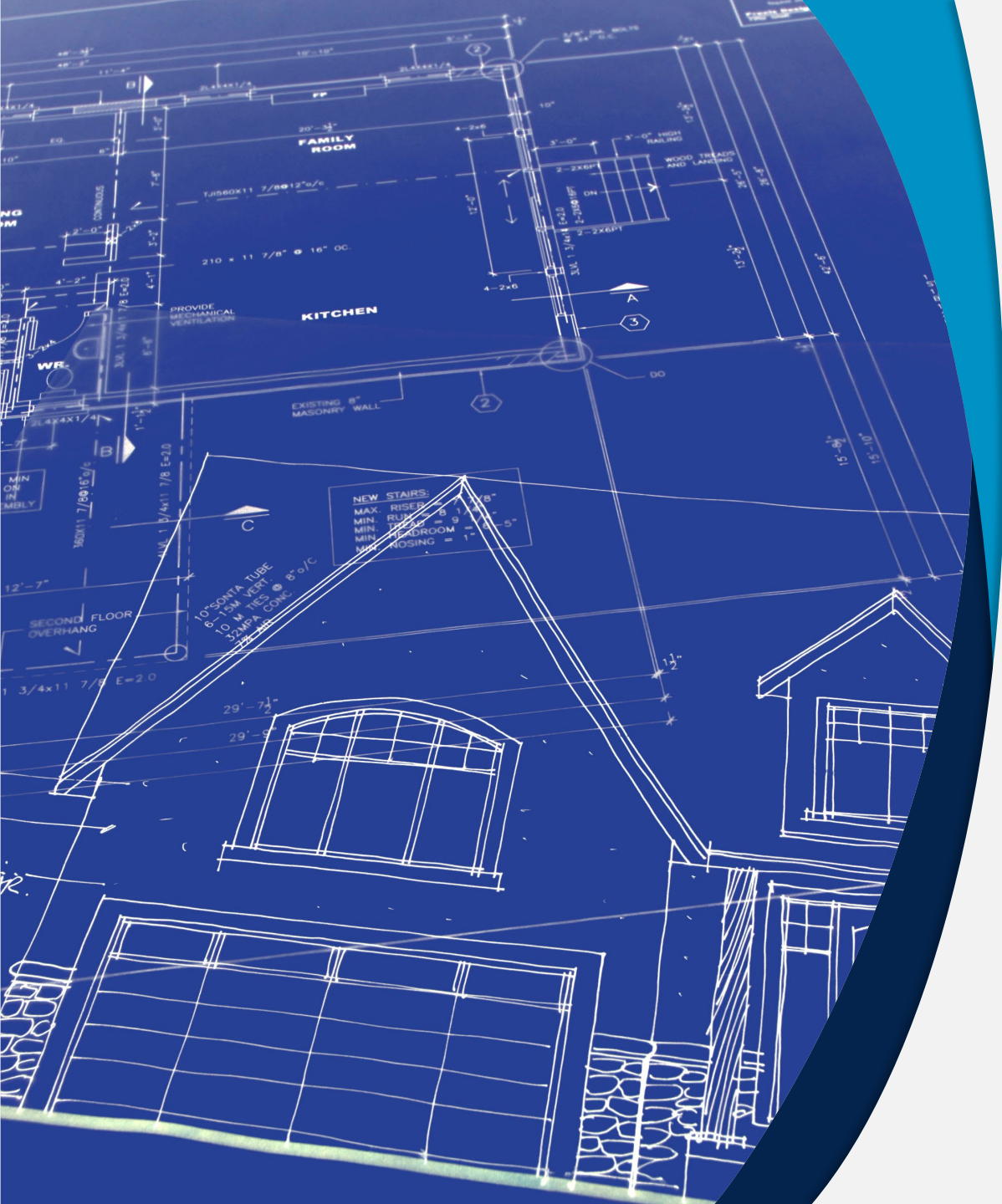
- Starts with county level forecast from Colorado Department of Local Affairs (DOLA) for population and households and a regional jobs forecast.
- UrbanSim land use model used to apportion growth from DOLA forecast down to census blocks.
- UrbanSim simulates annual changes, capturing the dynamics of household moves, housing choices (renting vs. owning), firm location decisions, and developer activities (e.g., new construction or redevelopment).



UrbanSim – a land use model

- Every census block has an assigned development capacity for households and jobs.
- Capacities are constrained by
 - Zoning (over 1,900 unique zones).
 - Undevelopable land (waterbodies, protected open space, parks).
 - Future housing unit data from subscription sources (CoStar and Zonda).
 - **Local jurisdiction feedback.**





UrbanSim – a land use model

- Scheduled developments are created from CoStar, Zonda, and DRCOG housing and employment data.
- Only includes projects under construction or nearing construction.
- Future capacities are updated using CoStar and Zonda projects with a longer build horizon.

Small-area forecast update timeline

- Forecast was shared and feedback accepted from January 20 through February 21.
- A webinar was held with jurisdiction and agency staff January 27th to discuss the feedback process.
- ‘Office hours’ were made available for one-on-one meetings.
- Follow-up emails were sent to all jurisdictions that provided comments to describe how their feedback was incorporated.
- A follow-up webinar was held May 29th to share the updated forecast.

How feedback was used

12 jurisdictions provided 105 comments.

Adjusted future capacities of 2,829 blocks.

Added 169 projects as scheduled development.

How feedback was used – capacities

- Increased or decreased future housing/job capacities.
- Future capacity of a block group was set to match jurisdiction expectations.
- Does not guarantee the development will be built, still competes with other areas within each county for growth.
- Still ultimately constrained by the county control totals from DOLA.
- Primarily applied changes to areas with PUD or similar zoning type.

How feedback was used – scheduled developments

- Added known developments to the scheduled development pipeline.
- Some examples of the types of projects that were missing from our data:
 - Hotel to apartment conversions.
 - Rehabs and demolitions.
- These projects are inserted directly in the model, do not face competition from within the county.
- Generally, only projects that are under construction or in the final planning phases.

View the new forecast

- View the updated forecast that incorporates jurisdiction feedback:
 - [Census block group webmap](#) of the updated forecast.
 - [Transportation Analysis Zone \(TAZ\) shapefile](#) download from data catalog.
 - [Small-area forecast webpage](#) on DRCOG.org.

Next steps for integration of forecast

- Regional Housing Needs Assessment.
 - Updated forecast has been incorporated into the needs assessment.
- Regional Transportation Plan scenarios.
 - The preliminary forecast shared with jurisdictions for review was used for the scenarios, though with regional instead of county control totals.
- Regional Transportation Plan air quality conformity.
 - Will use the reviewed and updated version of the small-area forecast.

Thank you!

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