



DENVER
THE MILE HIGH CITY

SMART JOBS DEVELOPMENT

MAYOR HANCOCK'S VISION FOR BUILDING A WORLD-CLASS CITY



“What we build today will create Denver’s tomorrow. Signature development projects will strengthen our economy, create jobs and improve neighborhoods. These major projects will long outlive us and transform our city forever, employing our residents today and paying dividends for our community and our children for decades to come.”

MAYOR MICHAEL B. HANCOCK



DEVELOPMENT IN DENVER

Mayor Hancock's vision is for the City and County of Denver to deliver to its residents a world-class city where everyone matters. His administration is focused on the city's children, economy, safety, sustainability and customer service.

As a key component of the mayor's focus on jobs, strategic and thoughtful development will help make Denver globally competitive while providing employment, housing and amenities to residents. Denver is the heartbeat of the Rocky Mountain West and a top destination for workers thanks to its strong jobs base, incredible natural resources, vibrant arts and culture scene, and beautiful, livable neighborhoods. And with a diverse population that's grown at 8.2 percent over the past decade, a median age of 34 and a highly educated workforce, Denver has a special energy driving its growth and prosperity.

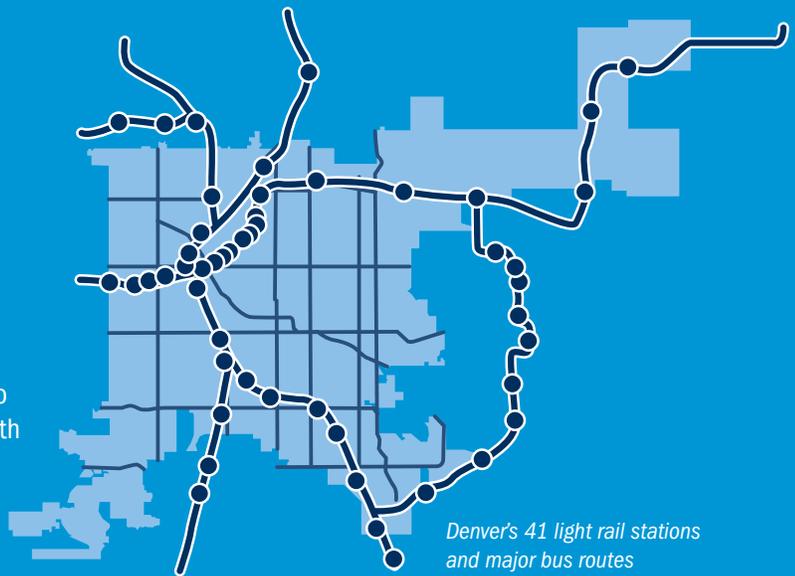
SMART GROWTH THROUGH COMMUNITY CONNECTIVITY

Great cities begin with great city planning. A vibrant, community-oriented city requires collaboration among citizens, community groups and city planners. By working together to envision the future of Denver's unique neighborhoods, the city creates and preserves strong communities, healthy places to raise families, safe streets and buildings that will be treasured for generations. Areas such as LoDo, Cherry Creek North and South Broadway grew from these types of collaborative efforts and have emerged as energetic hubs of residential life and commercial activity.

Today, Denver's greatest urban development opportunities are aligned with transit stations and corridors. Our strategy for reinvestment in Denver's diverse neighborhoods includes over \$6 billion in RTD FasTracks and other transit opportunities. Development along rail, bus and multimodal transportation corridors creates beautiful, vital and walkable neighborhoods; provides housing, shopping and jobs; and offers all citizens access to employment opportunities, essential services, health care, arts, culture and recreation.

This type of transit-oriented development (TOD) means smart growth for Denver, touching every corner of our city, from the West Line connecting Golden and Lakewood to Denver, from the East Line connecting Downtown Denver to the airport, to enhanced transit corridors such as Alameda, Monaco and Evans. For more information or to view our TOD strategic plan, visit DenverGov.org/CPD.

RTD FasTracks System Build-Out



Denver's 41 light rail stations and major bus routes

● Light Rail Station — Major Bus Route

DENVER'S THREE GREATEST URBAN DEVELOPMENT OPPORTUNITIES

Intentional development powers Denver's economic engine by generating jobs and growth in multiple sectors across our city. While Denver supports dozens of major development projects throughout the city, Mayor Hancock's administration is strategically focused on three geographic regions: the **South Platte River Corridor**, **Downtown**, and **the Aerotropolis and Corridor of Opportunity**. Public investment in these areas over the next three decades is expected to create tens of thousands of jobs, return billions of dollars in economic benefits, and add significantly to Denver's stock of commercial space and housing units.



SOUTH PLATTE RIVER CORRIDOR



One of Denver's greatest natural resources is the South Platte River, which stretches for 12 miles through the city.

To revive the river and enhance its natural amenities, Denver recently began a series of transformational projects that will create recreational and development opportunities, improve river access and better utilize the entire corridor – including 24 miles of waterfront space – through a mix of retail, residential, hotel, industrial and office real estate.

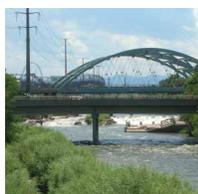
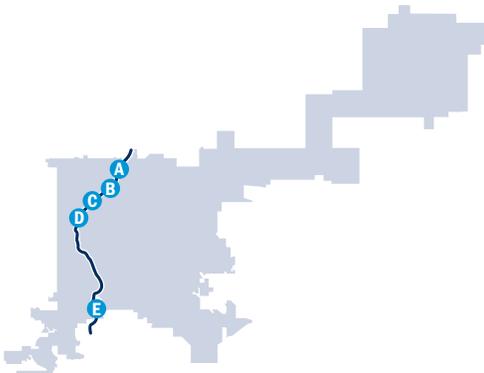
With investment in remediation and shallower banks, the river corridor will come to life with open space and parks for fishing and swimming, as well as market-rate housing with views of the Rocky Mountains and Downtown. Commercial job centers will be developed at Sun Valley, with a high concentration of precision manufacturing, and River North, with a focus on technology, light industrial manufacturing and service.

Strategic Development

Over the next two decades, the Platte River corridor is expected to generate 22,000 jobs (including 1,800 jobs during the construction period), \$550 million in additional economic benefit to Denver residents and businesses, and up to \$4.3 million annually in new revenue for the city as a return on the investments made in the area. The rejuvenated river corridor will transform diverse neighborhoods and create beauty and opportunity from a vastly under-utilized natural resource.

Key development sites along the river include:

- A** Brighton & 35th
- B** Confluence Park
- C** Water Street
- D** Decatur-Federal Station and Riverfront
- E** Evans & South Platte Drive



JOB

Total jobs created:

105,000

In construction:

- ▶ An estimated **2,500** temporary jobs each year for the next couple of decades

Upon completion:

- ▶ **102,500** permanent jobs across a number of key industry sectors and wage/salary levels

ECONOMIC IMPACT

Total economic impact:

\$5.4 BILLION

- ▶ **\$35.2 million** annually in projected new revenue to the city
- ▶ More than **\$150 million** in one-time sales taxes on building materials, business equipment and furniture

RESIDENTIAL & COMMERCIAL SPACE

34 MILLION

square feet of commercial space and **23,000** new housing units across a range of prices and types

- ▶ More than **20 million square feet** of office space
- ▶ Nearly **3 million square feet** of space to address neighborhood and local retail and service needs
- ▶ Over **10 million square feet** of flex and light industrial/warehouse space

The combined value of the new investment will exceed **\$12.3 billion**, split nearly equally between residential and commercial real and business personal property.



DOWNTOWN DENVER



Our strong Downtown serves the entire Metro Denver region, anchoring the community and providing endless employment and entertainment options.

Downtown Denver is home to more than a quarter of all Denver jobs, as well as 17,000 residents. More than \$1 billion in public and private sector projects are scheduled to open in the Downtown area in 2013 and 2014, anchored by the visionary redevelopment of Denver Union Station, which will serve as a transportation, commercial and cultural hub connecting the entire metro region to the heart of the city.

Over the next several decades, Downtown Denver will continue to solidify its role as the economic center of the Mountain West. Increased housing, retail and multimodal transportation will draw employers and employees with superior livability. Significant investments in infrastructure will enable travelers to take a train directly to the airport from Downtown in 35 minutes. A job and cultural center is in the works for Arapahoe Square, and the city is investing in creating "Silicon Mountain," a magnet for startups, investors and entrepreneurs.

Denver's Continued Prosperity

Adapting to the economic realities of a global economy will be key to Denver's continued prosperity. The major redevelopment projects underway now will lead to tens of thousands of new, permanent jobs and homes for thousands of new Downtown residents. Over the next 20 to 30 years, new Downtown development and businesses will generate \$2.3 billion in additional economic activity and \$17.5 million annually in additional city revenue.

Prime development opportunities in Downtown Denver include:

- A** Central Platte Valley
- B** Denver Union Station
- C** 16th Street Mall
- D** Arapahoe Square/Welton



Photo: Denver Union Station Project Authority

DEVELOPMENT OPPORTUNITIES



Targeted development projects in these three areas of Denver offer unmatched opportunities for economic growth and the greatest potential for significant returns on both public and private investments.



AEROTROPOLIS & THE CORRIDOR OF OPPORTUNITY



The area to the north and east of the city represents the greatest concentration of undeveloped land in Denver.

Mayor Hancock envisions for DIA and the land surrounding it a bustling “aerotropolis” that will drive job growth and become a regional economic powerhouse. To make this vision a reality, DIA unveiled its concept for Airport City Denver in 2011 and construction began on its initial components in 2011: a new 519-room hotel and a rail station that will link DIA to Denver Union Station via the Corridor of Opportunity.

The aerotropolis and Corridor of Opportunity comprise one of the most compelling commercial investment opportunities in the world, with thousands of developable acres. Future plans for the area will include a transit-oriented development with housing, a Fortune 500 headquarters and abundant open space. The Corridor of Opportunity along Interstate 70 and Brighton Boulevard will continue to be developed into integrated job centers for the logistics, transportation and warehousing industries.

Leveraging Opportunity

The Corridor of Opportunity will be primed for development when the East Line commuter-rail line opens in 2016. The corridor includes plans for nine commuter-rail stations and touches several growing residential and commercial areas such as River North, Stapleton and Gateway. The variety of assets and opportunities for investment in the area make this corridor a focal point of Denver’s future economy, with nearly 40,000 new jobs through new and expanding businesses and \$2.6 billion in economic impact expected over the next three decades, including \$13.4 million annually in additional city revenue.

Major development hubs along the Corridor of Opportunity include:

- A** Brighton Boulevard
- B** 38th and Blake Station
- C** Central Park Station
- D** 61st and Peña Station
- E** Airport City Denver

Corridor of Opportunity Light Rail
 Length: 22.8 miles
 Vehicle Type: Electric Commuter Rail
 Stations: 9
 Parking: 681 new parking spaces
 Frequency of Service: 15 min.

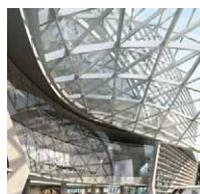


Photo: Forest City Stapleton





DELIVERING A WORLD-CLASS CITY WHERE EVERYONE MATTERS.

Developing in Denver

Denver is open for business! Each day we seek ways to serve our customers more effectively.

For more information on developing in Denver, contact:

Development Services

DenverGov.org/DS

developmentervices@denvergov.org

Office of Economic Development

DenverGov.org/OED

oed@denvergov.org