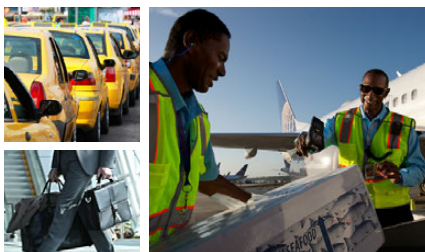


COLORADO AEROTROPOLIS

VISIONING STUDY







COLORADO AEROTROPOLIS VISIONING STUDY

One of the most compelling economic opportunities in the world is moving forward. The Federal Highway Administration funded a grant for a Colorado Aerotropolis Visioning Study to identify opportunities for the efficient infrastructure needed to foster and support economic development around Denver International Airport. Colorado Department of Transportation administered the study as a proactive agent and neutral third party in the interest of supporting plans for infrastructure in the DIA area. Below are the three main topics discussed inside this report:

1 THE HISTORY

What is an aerotropolis?
How did we get here?
What is the study area?
What are the study objectives?

2 THE STUDY

The study created a forum for jurisdictions, stakeholders, and to share ideas, information, and visions for realizing the opportunities presented by an aerotropolis.

3 THE FINDINGS

A proactively planned Aerotropolis has economic potential and has challenges to implement.

HISTORY

WHAT IS AN
AEROTROPOLIS?

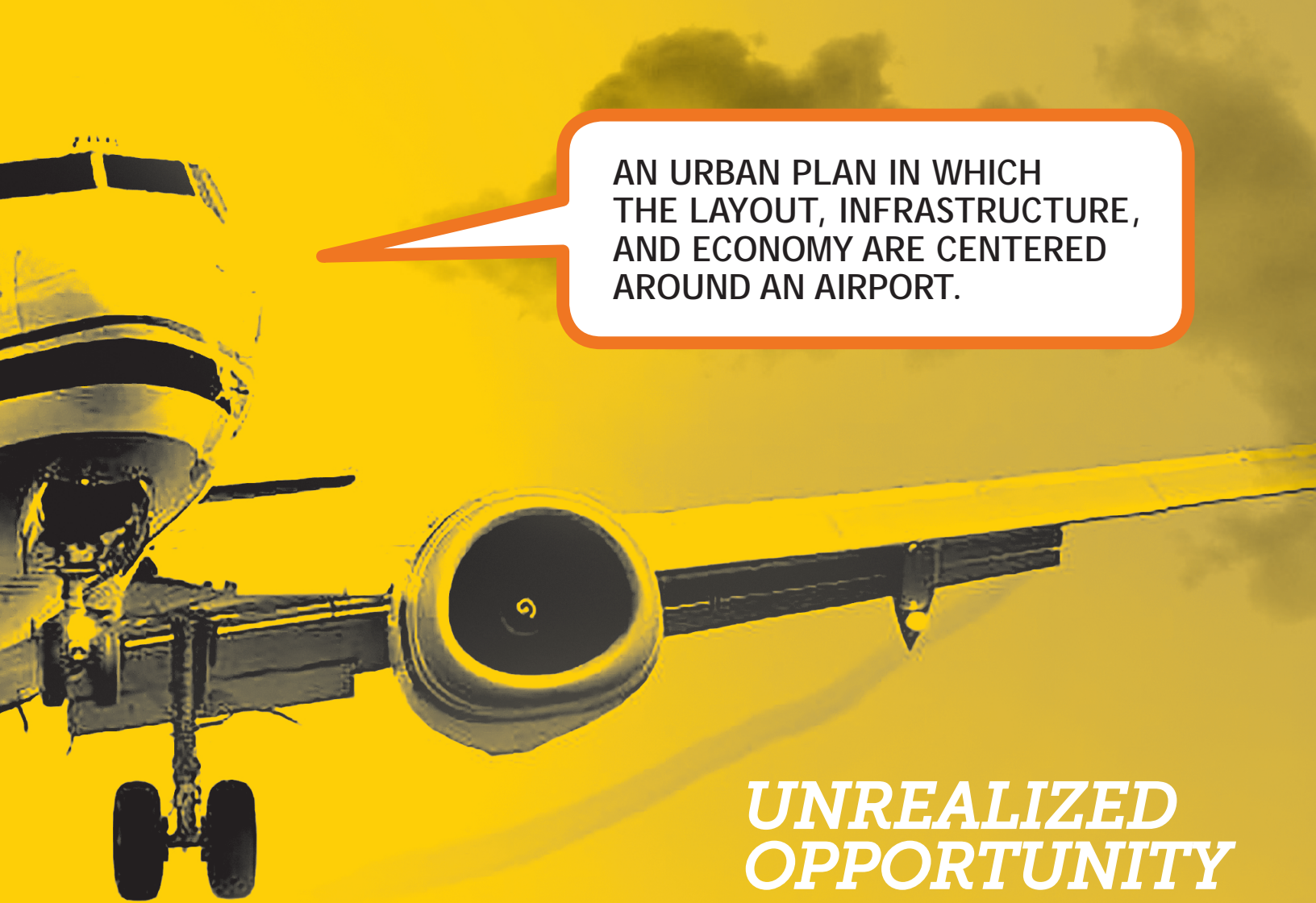
BACKGROUND

Denver International Airport (DEN) opened in 1995 on the outskirts of the Denver metropolitan area. In the 20 years since it opened, it has become a powerful economic engine in Colorado with more than \$26 billion in annual economic impact. The airport sits at the intersection of interstate highways, rail and air freight connections, with a new commuter rail operating between DIA and downtown Denver. There are daily direct flights that connect to many major economic centers around the globe. DIA has ample room for growth and is positioned to be competitive in the global marketplace by attracting more commercial activity.

VISIONING STUDY & IGA AMENDMENT



During the course of the Visioning Study, Denver and Adams County passed Ballot Measure 1A, an amendment to their original Intergovernmental Agreement regarding DEN. Both the study and the amendment were motivated by a collaborative vision for future development to spur growth and change on and around the airport. The Visioning Study was conducted independently from the political process that led to the Intergovernmental Agreement (IGA) Amendment. The Colorado Department of Transportation (CDOT) administered the study as a neutral, objective party.



AN URBAN PLAN IN WHICH THE LAYOUT, INFRASTRUCTURE, AND ECONOMY ARE CENTERED AROUND AN AIRPORT.

Today there are still thousands of acres of undeveloped land surrounding DIA that represent one of the most unrealized economic opportunities in the world.

UNREALIZED OPPORTUNITY

>\$1 BILLION
IN PLANNED ROADS NEAR DEN

25,000 ACRES
OF PLANNED DEVELOPMENTS NEAR DEN

DIA IS 25 MILES
FROM DOWNTOWN DENVER IN A NATURAL METROPOLITAN EXPANSION AREA

1,500 ACRES
OF NET LEASABLE DIA PROPERTY

POTENTIAL AT DIA TO BUILD
6 MORE RUNWAYS

VISIONING STUDY

STUDY PARTICIPATION

A forum was created as a platform for core jurisdictions and other stakeholders to share ideas, information, and visions for realizing the opportunities presented by an aerotropolis.



124 INDIVIDUALS
PARTICIPATED IN THE STUDY



STAKEHOLDERS
FROM LOCAL AND REGIONAL PLANNING
AND ECONOMIC DEVELOPMENT AGENCIES



37 OPEN MEETINGS
THAT GENERATED IDEAS THROUGH
DISCUSSION AND EXERCISES

RESEARCH

Visioning Study participants learned of other aerotropolis case studies that outlined keys to success and obstacles to avoid.

CORE PARTICIPANTS



- ◀ Included jurisdictions adjacent to or near the airport — Adams County, Aurora, Brighton, Commerce City, and Denver, in coordination with DIA.
- ◀ Joined by representatives from interested economic development groups, transportation agencies, and other infrastructure agencies.

VISIONING STUDY OBJECTIVES



LEARN ABOUT THE AEROTROPOLIS CONCEPT



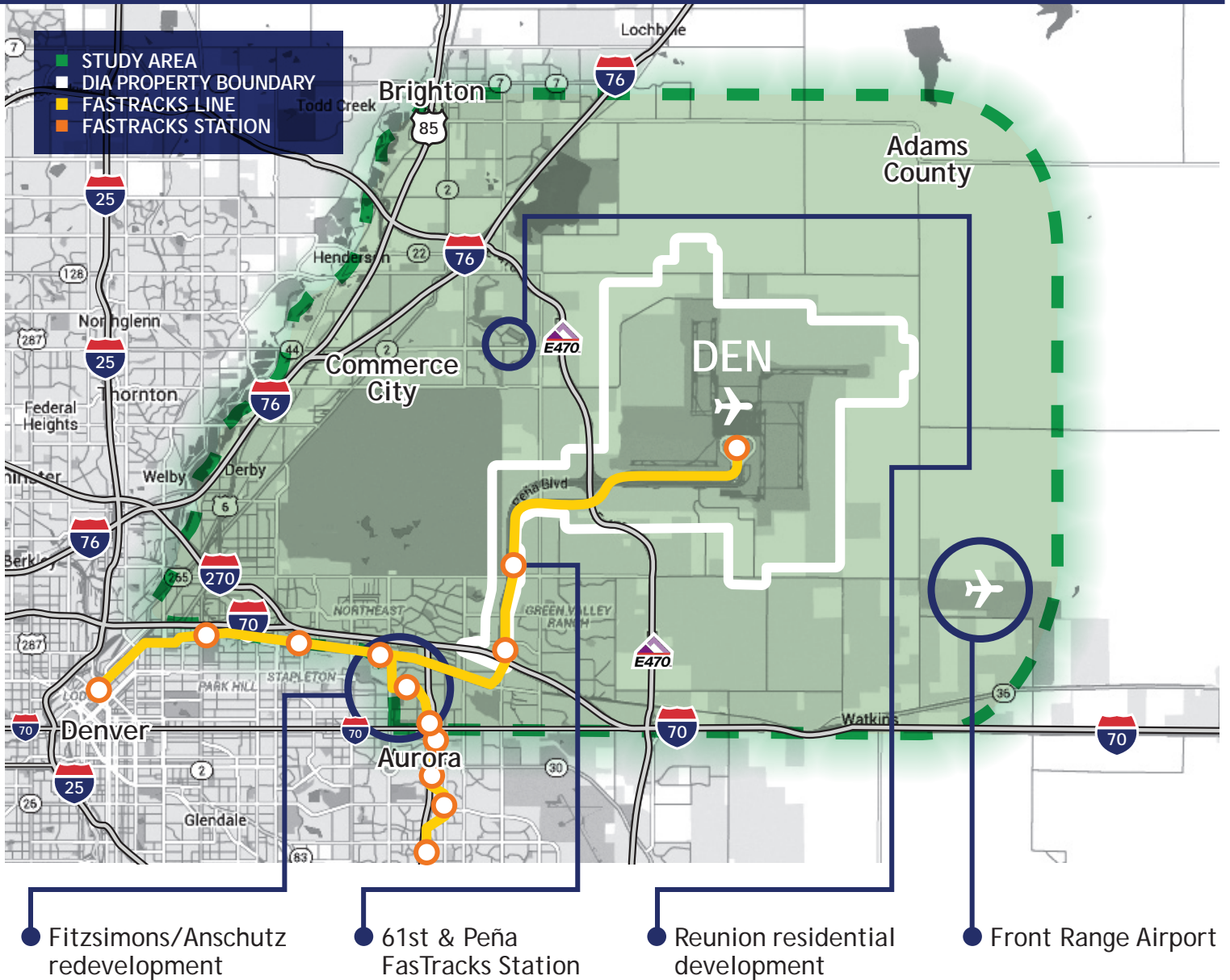
COLLABORATE TO CREATE AN AEROTROPOLIS VISION



IDENTIFY COMMONALITIES AMONG LOCAL PLANS

STUDY AREA

The Colorado study area boundaries define an area of influence that impacts or will be impacted by the current and future economic conditions both on and off airport.



— QUANTIFY THE **POTENTIAL** FOR ECONOMIC GROWTH —



— IDENTIFY A **FRAMEWORK** FOR COLLABORATION ON INFRASTRUCTURE INVESTMENTS —



— OUTLINE **GOVERNANCE OPTIONS** TO IMPLEMENT INVESTMENTS —

FINDINGS



PARTICIPANTS RECOGNIZE NEED FOR INFRASTRUCTURE INVESTMENTS



THE ESTABLISHED LOCAL PLANS HAVE MANY COMMONALITIES



LOCAL REVENUES COULD RANGE BETWEEN \$705 TO \$735 MILLION AND ARE ROUGHLY SIMILAR TO THE COSTS ASSOCIATED WITH ADDITIONAL INFRASTRUCTURE INVESTMENT OF \$725 TO \$775 MILLION

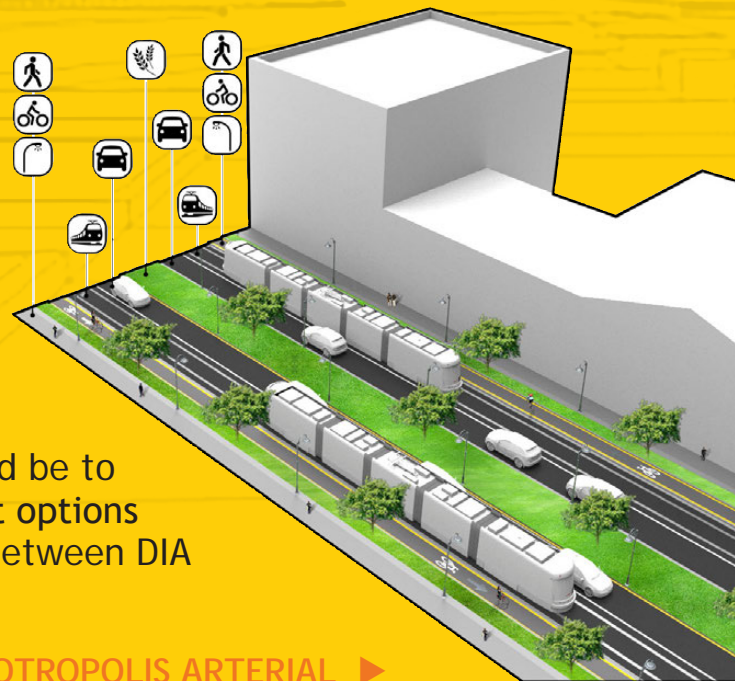


PARTICIPANTS SHARE ENTHUSIASM FOR CATALYTIC ACTIONS

INFRASTRUCTURE

The study examined water, wastewater, drainage, power, communications, and transportation infrastructure. It determined collaborative opportunities for catalytic and sustainable infrastructure investments based on projected development under near- and long-term Aerotropolis Scenarios.

The focus of the infrastructure investment would be to provide fast and efficient multimodal movement options for delivery of people, goods, and information between DIA and the surrounding development areas.



REPRESENTATIVE MULTIMODAL CONCEPT FOR AEROTROPOLIS ARTERIAL ►

GOVERNANCE

The study identified a near-term objective to establish a regional entity or a governance structure for advancing infrastructure investments. Upon further exploration of this concept, the study:

- ◀ Identified key decision points that will need to be negotiated.
- ◀ Recommended a process for further negotiations.
- ◀ Identified possible candidate mechanisms for structuring a regional entity.

ECONOMIC POTENTIAL



NEW DEVELOPMENT
18 TO 32 MILLION SQUARE FEET OF ADDITIONAL COMMERCIAL DEVELOPMENT

74,000
NEW JOBS

BY 2040, A PROACTIVELY PLANNED AEROTROPOLIS COULD GENERATE AN ADDITIONAL 18,500 ON-AIRPORT AND 55,500 OFF-AIRPORT JOBS

210,000
RESIDENTS

LIVING IN AND NEAR THE COLORADO AEROTROPOLIS AREA



BENEFITS FROM GROWTH GENERATED BY AN AEROTROPOLIS RESULTS IN ECONOMIC AND FISCAL NET GAINS FOR THE DENVER METROPOLITAN AREA



STRUCTURED EMPLOYMENT NODES DEVELOPED WHERE SIMILAR INDUSTRIES AND BUSINESSES CAN CLUSTER TOGETHER



CONSTRUCTION

UP TO 9,500 DIRECT AND 3,200 INDIRECT CONSTRUCTION JOBS OVER 25 YEARS



75,000 NEW HOUSING UNITS

CONSTRUCTED TO HOUSE WORKERS LIVING WITHIN THE AEROTROPOLIS AREA

DIA IS MIDWAY BETWEEN EUROPE, ASIA, AFRICA, AND SOUTH AMERICA



CHALLENGES TO REALIZING ECONOMIC POTENTIAL



COMPETITION
WITH OTHER MAJOR AIRPORT HUBS FOR AIRPORT-RELATED INDUSTRIES



REVENUE
STREAM AVAILABILITY TO FINANCE INITIAL INVESTMENTS



GOVERNANCE
TO PROVIDE AN EFFECTIVE REGIONAL STRUCTURE



STRATEGY
TO FOSTER COLLABORATIVE AND ROBUST ECONOMIC DEVELOPMENT



COMPETITION
WITH OTHER REGIONAL PRIORITIES FOR GENERATED REVENUE



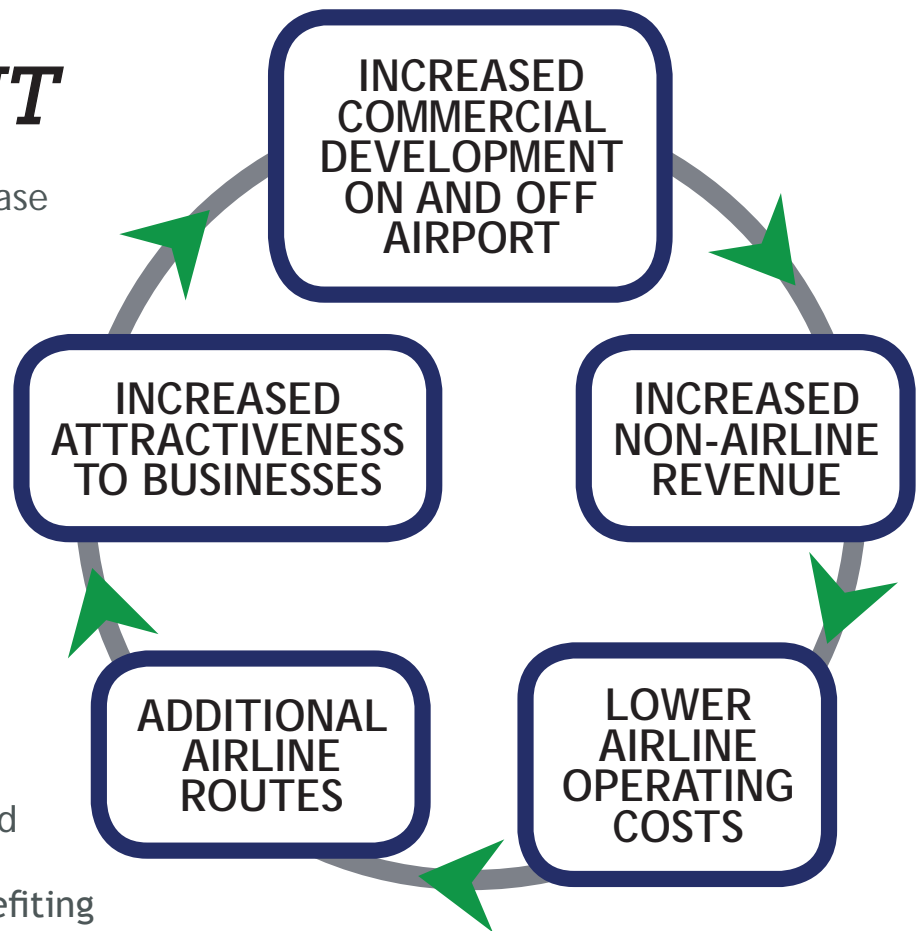
LOCATION
OF NEW HOUSING TO ACHIEVE BALANCED AND SUSTAINABLE GROWTH

FRAMEWORK

CYCLE OF DEVELOPMENT

After reviewing the aerotropolis case studies, study participants came to understand the importance of infrastructure as the first step in launching a healthy cycle of development.

It was found that collaborative investments in transportation, water, power, communications resources, and other supporting civil infrastructure have historically been the catalyst for a self-sustaining aerotropolis. Investment in infrastructure can be a trigger that leads to increased attractiveness to businesses that achieves the ultimate goal of benefiting both the airport and the economy.



RECOMMENDED FRAMEWORK FOR MOVING FORWARD

NEAR-TERM ACTIONS

- ◀ Establish regional entity
- ◀ Further studies
 - + Infrastructure system need
 - + Economic
- ◀ Global branding
- ◀ Master plan

LONG-RANGE GOALS

- ◀ Global recognition
- ◀ On- and off-airport development
- ◀ DIA economic success
- ◀ Sustainable development

THE VISION

“A sustainable, efficient, well-connected, and globally recognized Aerotropolis that capitalizes on the economic opportunity surrounding the Denver International Airport through collaborative planning, development, and marketing.”

— COLORADO AEROTROPOLIS VISIONING STUDY PARTICIPANTS





11x17 Booklet Printing Instructions

1. Open PDF in Adobe Acrobat
2. Choose File > Print
3. Select a printer from the menu at the top of the Print Dialog box
4. Next to the Printer, click the Properties button
5. Choose 11x17 / Tabloid paper
6. Under Binding Location select Short Edge and click OK
7. Under Pages to Print, click All
8. Under Page Sizing & Handling, click the Booklet button
9. Next to Booklet Subset, select Both Sides
10. Next to Binding, select Left
11. Under Orientation, click Portrait
12. Click Print
13. Fold pages in the middle to create the Booklet

8.5x11 Double-Sided Printing Instructions

1. Open PDF in Adobe Acrobat
2. Choose File > Print
3. Select a printer from the menu at the top of the Print Dialog box
4. Next to the Printer, click the Properties button
5. Choose 8.5x11 / Letter paper and click OK
6. Under Pages to Print, click All
7. Under Page Sizing & Handling, click the Size button
8. Click Shrink Oversized Pages
9. Select Print on Both Sides of Paper
10. Click Flip on Long Edge
11. Under Orientation, click Portrait
12. Click Print

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