

# COLORADO AEROTROPOLIS

## VISIONING STUDY



Brighton™



DENVER  
THE MILE HIGH CITY



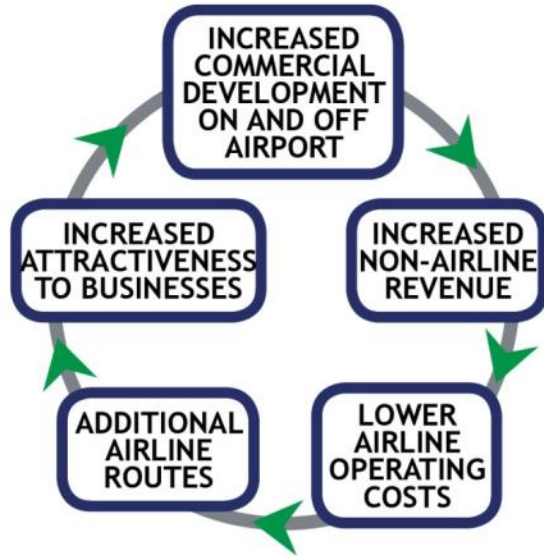
An aerial photograph of an airport and its surrounding urban development. The airport's runways and taxiways are prominent in the center. Surrounding the airport are various buildings, roads, and green spaces, illustrating an aerotropolis. The image is overlaid with a yellow tint and two speech bubbles containing text.

## WHAT IS AN AEROTROPOLIS?

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

# IMPORTANCE OF DEVELOPMENT

+ SUSTAINED ECONOMIC DEVELOPMENT CYCLE



+ COMPETITIVE WITH AEROTROPOLISES GLOBALLY





## ***FUTURE OPPORTUNITIES***

**>\$1 BILLION**

IN PLANNED ROADS NEAR DIA

**25,000 ACRES**

OF PLANNED DEVELOPMENTS NEAR DIA

POTENTIAL AT DIA TO BUILD

**6 MORE RUNWAYS**

**DEN IS 25 MILES**

FROM DOWNTOWN DENVER IN A  
NATURAL EXPANSION AREA

**COMMUTER RAIL**

LINE OPENS TO DOWNTOWN  
DENVER IN APRIL 2016

**1,500 ACRES**

OF NET LEASABLE DIA PROPERTY



# VISIONING STUDY OBJECTIVES



LEARN ABOUT THE AEROTROPOLIS CONCEPT



COLLABORATE TO CREATE AN AEROTROPOLIS VISION



IDENTIFY COMMONALITIES AMONG LOCAL PLANS



QUANTIFY THE POTENTIAL FOR ECONOMIC GROWTH



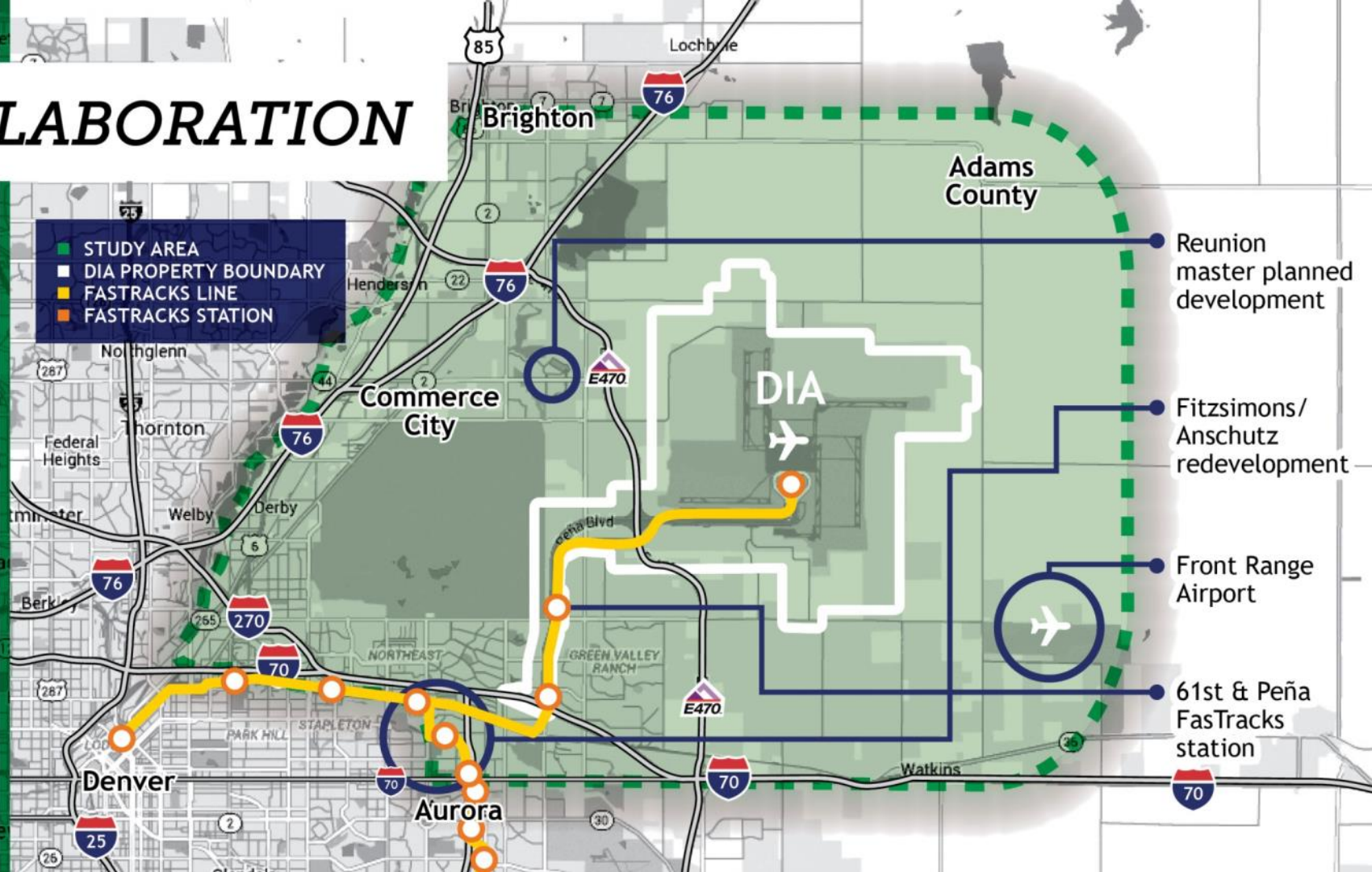
IDENTIFY A FRAMEWORK FOR COLLABORATION ON INFRASTRUCTURE INVESTMENTS



OUTLINE GOVERNANCE OPTIONS TO IMPLEMENT INVESTMENTS

# COLLABORATION

- STUDY AREA
- DIA PROPERTY BOUNDARY
- FASTRACKS LINE
- FASTRACKS STATION



- Reunion master planned development
- Fitzsimons/Anschutz redevelopment
- Front Range Airport
- 61st & Peña FasTracks station

# 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."

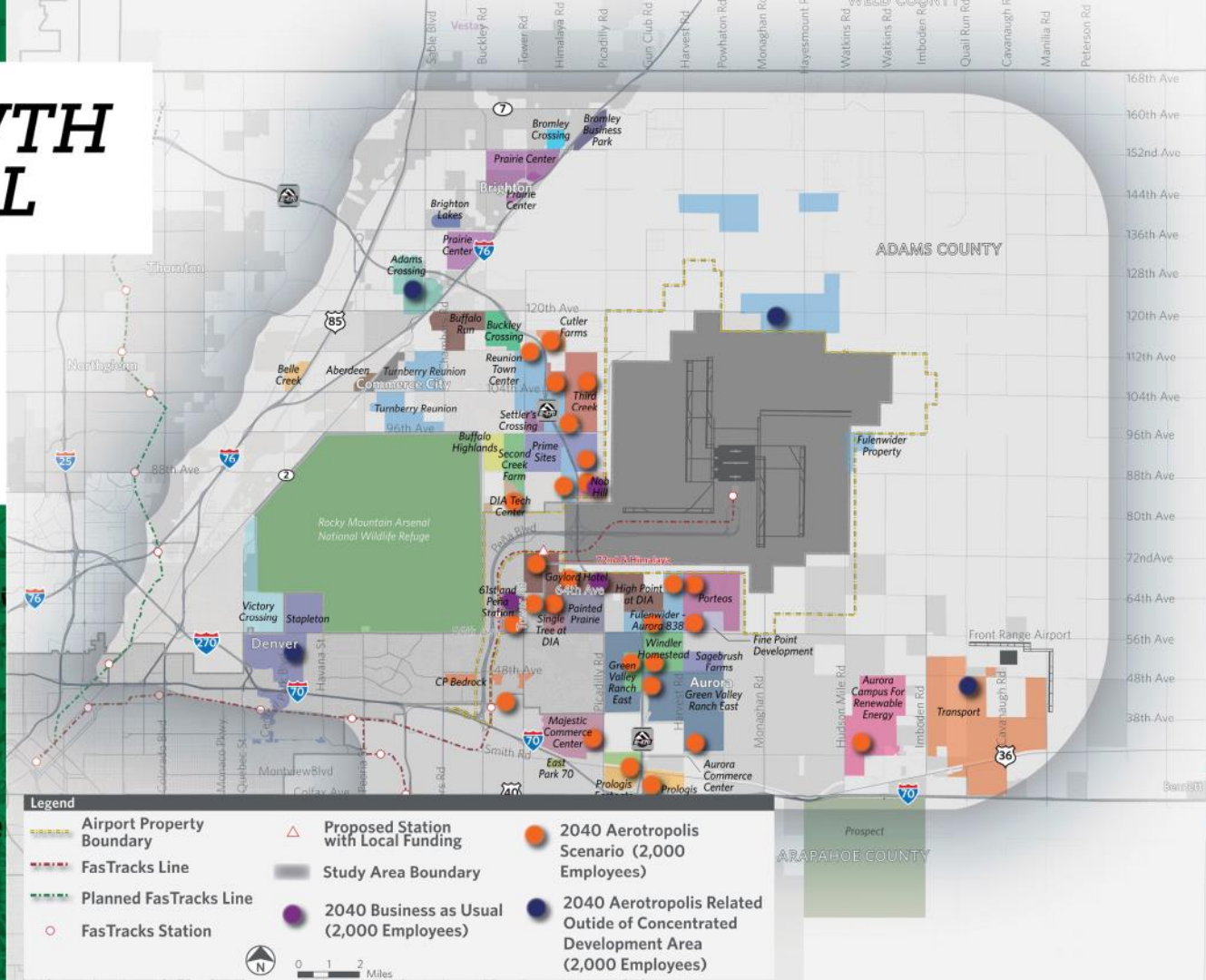
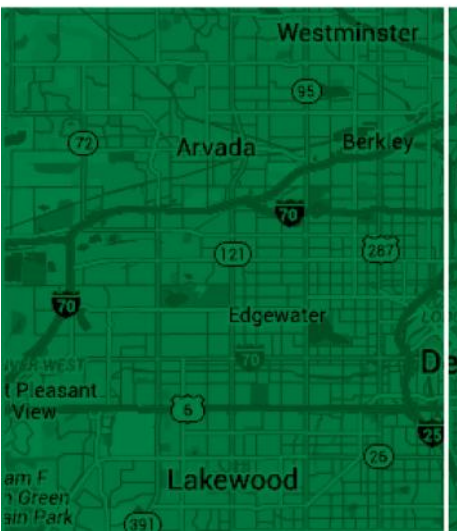
— COLORADO AEROTROPOLIS VISIONING STUDY PARTICIPANTS



# JOB GROWTH POTENTIAL

YEAR 2040

- + 74,000 AEROTROPOLIS-RELATED JOBS
- + 6,000 JOBS IF BUSINESS AS USUAL



**Legend**

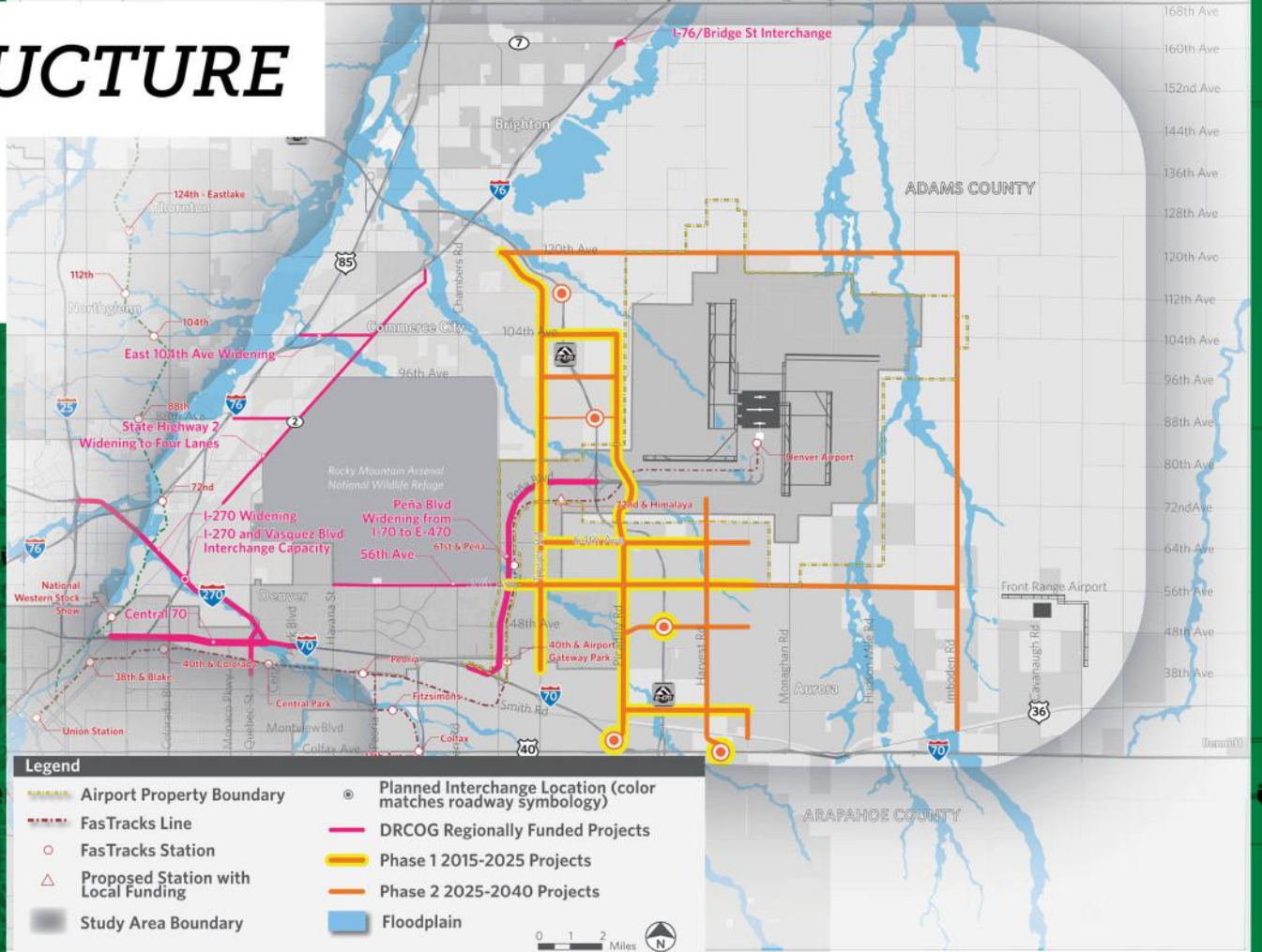
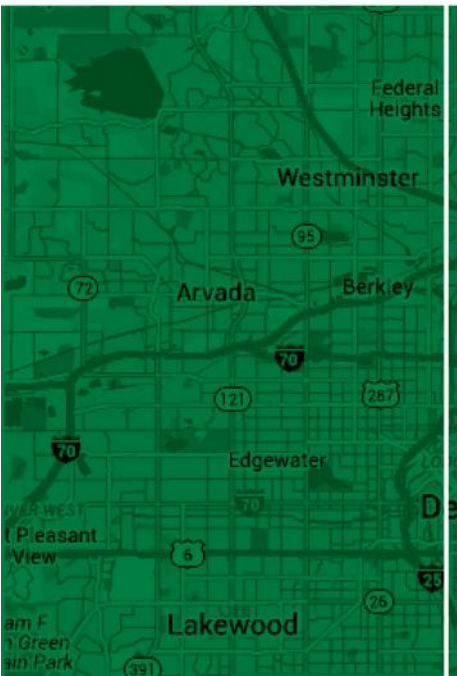
Airport Property Boundary	Proposed Station with Local Funding	2040 Aerotropolis Scenario (2,000 Employees)
FasTracks Line	Study Area Boundary	2040 Business as Usual (2,000 Employees)
Planned FasTracks Line	2040 Business as Usual (2,000 Employees)	2040 Aerotropolis Related Outside of Concentrated Development Area (2,000 Employees)
FasTracks Station		

0 1 2 Miles



# INFRASTRUCTURE

## NECESSARY TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS



# ECONOMIC ANALYSIS THROUGH 2040

**74,000  
NEW JOBS**

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



## NEW DEVELOPMENT

18 TO 32 MILLION SQUARE FEET OF ADDITIONAL COMMERCIAL DEVELOPMENT



ASSESSABLE PROPERTY VALUES INCREASED BY \$30 BILLION



ADDITIONAL TAX REVENUE TO \$600-\$630 MILLION

**210,000  
RESIDENTS**

LIVING IN AND NEAR THE COLORADO AEROTROPOLIS AREA



75,000 NEW HOUSING UNITS CONSTRUCTED TO HOUSE AEROTROPOLIS WORKERS



## CONSTRUCTION

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



INCREASED LABOR PRODUCTIVITY "AGGLOMERATION" EFFECT

# *RECOMMENDED FRAMEWORK MOVING FORWARD*

## NEAR-TERM ACTIONS

- + ESTABLISH REGIONAL ENTITY
- + FURTHER STUDIES
  - + INFRASTRUCTURE SYSTEMS NEED
  - + ECONOMIC
- + GLOBAL BRANDING
- + MASTER PLAN

## LONG-RANGE GOALS

- + GLOBAL RECOGNITION
- + ON- AND OFF-AIRPORT DEVELOPMENT
- + DIA ECONOMIC SUCCESS
- + SUSTAINABLE DEVELOPMENT



DISCUSSION

# COLORADO AEROTROPOLIS VISIONING STUDY



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Commerce  
CITY



DENVER  
THE MILE HIGH CITY

