

**Denver TOD**  
**Economic and Market Study**

**Regional, Corridor & Station Area Growth**  
**Analysis and**  
**System-Wide Demand Forecasting Tool**

July 2007

***1. Regional Estimation of Current Conditions – Households, Employment, and Office and Retail Square Feet***

Method

- Documented current (2005) DRCOG household and employment estimates at the regional and County levels, preserving DRCOG classification of employment by six categories: production, retail, service, military, contract, and self-employment.
- Estimated retail and office based employment at the regional and County levels by reclassifying DRCOG employment estimates.
  - **Office based employment** – equals 65 percent of DRCOG reported service employment and 10 percent of DRCOG reported production employment
  - **Retail based employment** – equals 100 percent of DRCOG reported retail employment and 5 percent of DRCOG reported service employment
- Converted estimated retail and office based employment at the regional and County levels to square feet using known average employment per square foot factors.
  - **Office square feet** – assumes 1 employee per 250 square feet
  - **Retail square feet** – assumes 3 employees per 1,000 square feet
- Performed “reality check” of our office and retail square footage and employment estimates by comparing estimated total regional office and retail square footage to current regional (2006) occupied rentable inventory of office and retail space, as reported by CoStar
- **Result:** confidence in method of estimating office and retail based employment and square feet

***Note: estimated employment unadjusted for induced growth attributable to transit***

**2005 DRGOG Estimate (Households and Employment) - NON-ADJUSTED**

County	Hholds	Prod	Retail	Service	Military	Contract	Self	Total
Boulder	116,066	31,843	28,864	88,633	0	14,384	13,891	177,615
Jefferson	211,822	43,824	49,133	117,644	0	19,491	23,984	254,076
Adams	143,439	64,363	26,443	57,932	0	10,632	16,296	175,666
Denver	250,781	106,939	64,419	243,699	0	40,984	31,608	487,649
Arapahoe	209,275	45,296	49,733	170,341	0	28,571	24,888	318,829
Douglas	85,969	17,695	24,294	44,214	0	7,653	9,557	103,413
Gilpin	2,220	150	1,099	3,631	0	221	314	5,415
Clear Creek	4,167	862	746	1,180	0	215	445	3,448
Broomfield	16,837	7,306	7,668	15,078	0	2,901	2,048	35,001
Weld	20,855	7,159	1,764	2,438	0	850	1,235	13,446
	1,061,431	325,437	254,163	744,790	0	850	1,235	1,574,558

**OFFICE EMPLOYMENT**

	Prod Empl Office <sup>1</sup>	Serv Empl Office <sup>2</sup>	Total Office Empl	Office SF <sup>3</sup>
Boulder	3,184	57,611	60,796	15,198,938
Jefferson	4,382	76,469	80,851	20,212,750
Adams	6,436	37,656	44,092	11,023,025
Denver	10,694	158,404	169,098	42,274,564
Arapahoe	4,530	110,722	115,251	28,812,813
Douglas	1,770	28,739	30,509	7,627,150
Gilpin	15	2,360	2,375	593,788
Clear Creek	86	767	853	213,300
Broomfield	731	9,801	10,531	2,632,825
Weld	716	1,585	2,301	575,150
	32,544	484,114	516,657	129,164,301

**RETAIL EMPLOYMENT**

	Retail Empl <sup>4</sup>	Serv Empl Ret <sup>5</sup>	Total Ret Empl	Retail SF <sup>6</sup>
Boulder	28,864	4,432	33,296	11,098,550
Jefferson	49,133	5,882	55,015	18,338,400
Adams	26,443	2,897	29,340	9,779,867
Denver	64,419	12,185	76,604	25,534,650
Arapahoe	49,733	8,517	58,250	19,416,683
Douglas	24,294	2,211	26,505	8,834,900
Gilpin	1,099	182	1,281	426,850
Clear Creek	746	59	805	268,333
Broomfield	7,668	754	8,422	2,807,300
Weld	1,764	122	1,886	628,633
	254,163	37,240	291,403	97,134,167

1/ Assumes 10 percent of production employment is located in office space.

2/ Assumes 65 percent of service employment is located in office space.

3/ Assumes 1 employee = 250 square feet.

4/ Assumes 100 percent of retail employment is located in retail space.

5/ Assumes 5 percent of service employment is located in retail space.

6/ Assumes 3 retail employees per 1,000 square feet of retail space.

***2. Station Area Estimation of Current Conditions – Households, Employment, and Office and Retail Square Feet***

Method

- Documented current (2005) DRCOG household and employment estimates at the station area and corridor levels, preserving DRCOG classification of employment by category.
- Estimated retail and office based employment at the station area and corridor levels by reclassifying DRCOG employment estimates.
  - **Office based employment** – equals 65 percent of DRCOG reported service employment and 10 percent of DRCOG reported production employment
  - **Retail based employment** – equals 100 percent of DRCOG reported retail employment and 5 percent of DRCOG reported service employment
- Converted estimated retail and office based employment at the station area and corridor levels to square feet using known average employment per square foot factors.
  - **Office square feet** – assumes 1 employee per 250 square feet
  - **Retail square feet** – assumes 3 employees per 1,000 square feet
- Calculated current corridor shares of regional employment and square footage for the office and retail sectors.

***Note: estimated employment unadjusted for induced growth attributable to transit***

**2005 DRGOG Estimate (Households and Employment) - Corridor Station Areas (NON-ADJUSTED)**

Corridor	Hholds	Prod	Retail	Service	Military	Contract	Self	Total Empl
Central CPV	17,272	17,190	16,335	81,375	0	14,511	4,190	133,601
Southwest	6,847	6,471	3,198	11,066	0	1,993	1,098	23,826
Southeast	16,500	9,623	13,095	55,771	0	10,283	3,265	92,037
East	1,546	19,833	4,733	3,208	0	1,601	422	29,797
West	17,016	6,057	4,227	22,684	0	3,901	2,302	39,171
Gold Line	8,238	8,862	3,242	5,781	0	1,177	1,149	20,211
Northwest	5,515	3,149	4,654	11,847	0	2,209	935	22,794
North Metro	9,557	3,670	216	1,923	0	309	997	7,115
I-225	7,356	414	5,096	9,616	0	1,730	984	17,840
<b>Total</b>	<b>89,847</b>	<b>75,269</b>	<b>54,796</b>	<b>203,271</b>	<b>0</b>	<b>37,714</b>	<b>15,342</b>	<b>386,392</b>

**OFFICE EMPLOYMENT**

Regional Employment<sup>1</sup> 516,657  
 Regional Office Space<sup>2</sup> 154,515,918

	Prod Empl Office <sup>3</sup>	Serv Empl Office <sup>4</sup>	Total Office Empl	Office SF <sup>5</sup>	% of Regional Empl	% of Regional Office Space
Central CPV	1,719	52,894	54,613	13,653,188	11%	9%
Southwest	647	7,193	7,840	1,960,000	2%	1%
Southeast	962	36,251	37,213	9,303,363	7%	6%
East	1,983	2,085	4,069	1,017,125	1%	1%
West	606	14,745	15,350	3,837,575	3%	2%
Gold Line	886	3,758	4,644	1,160,963	1%	1%
Northwest	315	7,701	8,015	2,003,863	2%	1%
North Metro	367	1,250	1,617	404,238	0%	0%
I-225	41	6,250	6,292	1,572,950	1%	1%
<b>Total</b>	<b>7,527</b>	<b>132,126</b>	<b>139,653</b>	<b>34,913,263</b>	<b>27%</b>	<b>23%</b>

**RETAIL EMPLOYMENT**

Regional Employment<sup>6</sup> 291,403  
 Regional Retail Space<sup>7</sup> 105,645,079

	Retail Empl <sup>8</sup>	Serv Empl Ret <sup>9</sup>	Total Ret Empl	Retail SF <sup>10</sup>	% of Regional Empl	% of Regional Retail Space
Central CPV	16,335	4,069	20,404	6,801,250	7%	6%
Southwest	3,198	553	3,751	1,250,433	1%	1%
Southeast	13,095	2,789	15,884	5,294,517	5%	5%
East	4,733	160	4,893	1,631,133	2%	2%
West	4,227	1,134	5,361	1,787,067	2%	2%
Gold Line	3,242	289	3,531	1,177,017	1%	1%
Northwest	4,654	592	5,246	1,748,783	2%	2%
North Metro	216	96	312	104,050	0%	0%
I-225	5,096	481	5,577	1,858,933	2%	2%
<b>Total</b>	<b>54,796</b>	<b>10,164</b>	<b>64,960</b>	<b>21,653,183</b>	<b>22%</b>	<b>20%</b>

1/ Regional office employment includes 10 percent of DRCOG's regional estimate for production employment and 65 percent of estimated service employment

2/ Regional office space based on CoStar GLA (Year-end 2006) for Denver MSA

3/ Assumes 10 percent of production employment is located in office space.

4/ Assumes 65 percent of service employment is located in office space.

5/ Assumes 1 employee = 250 square feet.

6/ Regional retail employment includes 100 percent of DRCOG's regional estimate for retail employment and 5 percent of estimated services employment

7/ Regional retail space based on CoStar GLA (Year-end 2006) for Denver MSA

8/ Assumes 100 percent of retail employment is located in retail space.

9/ Assumes 5 percent of service employment is located in retail space.

10/ Assumes 3 retail employees per 1,000 square feet of retail space.

***3. Regional Estimation of Future Conditions – Households, Employment, and Office and Retail Square Feet***

Method

- Documented projected (2015 and 2030) DRCOG household and employment estimates at the regional and County levels, preserving DRCOG classification of employment by category.
- Estimated future retail and office based employment at the regional and County levels by reclassifying DRCOG employment projections.
  - **Office based employment** – equals 65 percent of DRCOG reported service employment and 10 percent of DRCOG reported production employment
  - **Retail based employment** – equals 100 percent of DRCOG reported retail employment and 5 percent of DRCOG reported service employment
- Converted projected retail and office based employment at the regional and County levels to square feet using known average employment per square foot factors.
  - **Office square feet** – assumes 1 employee per 250 square feet
  - **Retail square feet** – assumes 3 employees per 1,000 square feet

***Note: projected employment unadjusted for induced growth attributable to transit***

**2015 DRGOG Estimate (Households and Employment) - NON-ADJUSTED**

County	Hholds	Prod	Retail	Service	Military	Contract	Self	Total
Boulder	129,446	37,902	33,006	96,586	0	14,865	14,438	196,792
Jefferson	236,531	56,329	57,695	142,396	0	21,936	26,667	305,022
Adams	179,560	95,455	41,644	101,504	0	19,611	20,317	278,525
Denver	277,929	138,392	83,063	296,043	0	47,125	30,067	594,685
Arapahoe	251,042	57,305	60,910	208,274	0	30,301	28,398	385,182
Douglas	121,087	25,434	28,979	60,468	0	9,433	15,219	139,532
Gilpin	2,710	225	1,153	3,739	0	487	339	5,943
Clear Creek	4,999	1,005	906	1,476	0	259	576	4,222
Broomfield	21,884	11,935	9,790	26,466	0	4,183	2,476	54,846
Weld	38,887	20,922	6,373	6,602	0	2,560	7,291	43,748
Total	1,264,075	444,904	323,519	943,554	0	150,760	145,788	2,008,497

**OFFICE EMPLOYMENT**

	Prod Empl Office <sup>1</sup>	Serv Empl Office <sup>2</sup>	Total Office Empl	Office SF <sup>3</sup>
Boulder	3,790	62,781	66,571	16,642,775
Jefferson	5,633	92,557	98,190	24,547,575
Adams	9,546	65,978	75,523	18,880,775
Denver	13,839	192,428	206,267	51,566,788
Arapahoe	5,731	135,378	141,109	35,277,150
Douglas	2,543	39,304	41,848	10,461,900
Gilpin	23	2,430	2,453	613,213
Clear Creek	101	959	1,060	264,975
Broomfield	1,194	17,203	18,396	4,599,100
Weld	2,092	4,291	6,384	1,595,875
Total	44,490	613,310	657,801	164,450,125

**RETAIL EMPLOYMENT**

	Retail Empl <sup>4</sup>	Serv Empl Ret <sup>5</sup>	Total Ret Empl	Retail SF <sup>6</sup>
Boulder	33,006	4,829	37,835	12,611,767
Jefferson	57,695	7,120	64,815	21,604,933
Adams	41,644	5,075	46,719	15,573,067
Denver	83,063	14,802	97,865	32,621,717
Arapahoe	60,910	10,414	71,324	23,774,567
Douglas	28,979	3,023	32,002	10,667,467
Gilpin	1,153	187	1,340	446,650
Clear Creek	906	74	980	326,600
Broomfield	9,790	1,323	11,113	3,704,433
Weld	6,373	330	6,703	2,234,367
Total	323,519	47,178	370,697	123,565,567

1/ Assumes 10 percent of production employment is located in office space.

2/ Assumes 65 percent of service employment is located in office space.

3/ Assumes 1 employee = 250 square feet.

4/ Assumes 100 percent of retail employment is located in retail space.

5/ Assumes 5 percent of service employment is located in retail space.

6/ Assumes 3 retail employees per 1,000 square feet of retail space.

**2030 DRGOG Estimate (Households and Employment) - NON-ADJUSTED**

County	Hholds	Prod	Retail	Service	Military	Contract	Self	Total
Boulder	154,145	43,116	36,028	104,023	0	16,154	16,406	215,727
Jefferson	282,128	68,850	67,402	163,688	0	25,515	30,038	355,493
Adams	246,204	126,886	56,385	143,938	0	27,187	26,205	380,522
Denver	328,005	168,202	99,834	342,723	0	55,124	34,937	700,820
Arapahoe	328,094	68,193	70,413	242,094	0	35,310	34,931	450,941
Douglas	185,882	32,422	35,324	75,908	0	11,868	19,793	175,315
Gilpin	3,615	262	1,247	4,046	0	528	385	6,468
Clear Creek	6,536	1,150	1,025	1,807	0	311	697	4,990
Broomfield	31,201	16,145	12,104	37,134	0	5,819	3,325	74,527
Weld	72,147	34,580	10,938	10,733	0	4,247	13,313	73,811
	1,637,957	559,806	390,700	1,126,094	0	182,063	180,030	2,438,614

**OFFICE EMPLOYMENT**

	Prod Empl Office <sup>1</sup>	Serv Empl Office <sup>2</sup>	Total Office Empl	Office SF <sup>3</sup>
Boulder	4,312	67,615	71,927	17,981,638
Jefferson	6,885	106,397	113,282	28,320,550
Adams	12,689	93,560	106,248	26,562,075
Denver	16,820	222,770	239,590	59,897,538
Arapahoe	6,819	157,361	164,180	41,045,100
Douglas	3,242	49,340	52,582	13,145,600
Gilpin	26	2,630	2,656	664,025
Clear Creek	115	1,175	1,290	322,388
Broomfield	1,615	24,137	25,752	6,437,900
Weld	3,458	6,976	10,434	2,608,613
	55,981	731,961	787,942	196,985,425

**RETAIL EMPLOYMENT**

	Retail Empl <sup>4</sup>	Serv Empl Ret <sup>5</sup>	Total Ret Empl	Retail SF <sup>6</sup>
Boulder	36,028	5,201	41,229	13,743,050
Jefferson	67,402	8,184	75,586	25,195,467
Adams	56,385	7,197	63,582	21,193,967
Denver	99,834	17,136	116,970	38,990,050
Arapahoe	70,413	12,105	82,518	27,505,900
Douglas	35,324	3,795	39,119	13,039,800
Gilpin	1,247	202	1,449	483,100
Clear Creek	1,025	90	1,115	371,783
Broomfield	12,104	1,857	13,961	4,653,567
Weld	10,938	537	11,475	3,824,883
	390,700	56,305	447,005	149,001,567

1/ Assumes 10 percent of production employment is located in office space.

2/ Assumes 65 percent of service employment is located in office space.

3/ Assumes 1 employee = 250 square feet.

4/ Assumes 100 percent of retail employment is located in retail space.

5/ Assumes 5 percent of service employment is located in retail space.

6/ Assumes 3 retail employees per 1,000 square feet of retail space.

***4. Station Area Estimation of Future Conditions – Households, Employment, and Office and Retail Square Feet***

Method

- Documented projected (2015 and 2030) DRCOG household and employment estimates at the station area and corridor levels, preserving DRCOG classification of employment by category.
- Estimated future retail and office based employment at the station area and corridor levels by reclassifying DRCOG employment estimates.
  - **Office based employment** – equals 65 percent of DRCOG reported service employment and 10 percent of DRCOG reported production employment
  - **Retail based employment** – equals 100 percent of DRCOG reported retail employment and 5 percent of DRCOG reported service employment
- Converted projected retail and office based employment at the station area and corridor levels to square feet using known average employment per square foot factors.
  - **Office square feet** – assumes 1 employee per 250 square feet
  - **Retail square feet** – assumes 3 employees per 1,000 square feet

***Note: projected employment unadjusted for induced growth attributable to transit***

**2015 DRGOG Estimate (Households and Employment) - Corridor Station Areas (NON-ADJUSTED)**

Corridor	Hholds	Prod	Retail	Service	Military	Contract	Self	Total
Central CPV	23,486	25,469	23,941	107,551	0	15,338	2,886	175,184
Southwest	8,729	7,305	4,221	14,182	0	2,304	1,054	29,064
Southeast	22,794	14,156	18,349	76,741	0	10,652	2,832	122,729
East	4,358	32,698	7,641	6,287	0	3,139	621	50,385
West	21,313	6,656	5,454	29,127	0	4,135	2,642	48,014
Gold Line	9,114	10,676	3,789	6,775	0	1,618	1,007	23,865
Northwest	6,100	3,663	5,096	13,914	0	2,011	629	25,313
North Metro	11,260	4,418	596	2,057	0	573	1,212	8,856
I-225	9,155	3,366	7,065	21,780	0	2,977	1,022	36,210
<b>Total</b>	<b>116,309</b>	<b>108,407</b>	<b>76,152</b>	<b>278,414</b>	<b>0</b>	<b>42,747</b>	<b>13,905</b>	<b>519,620</b>

**OFFICE EMPLOYMENT**

	Prod Empl Office <sup>1</sup>	Serv Empl Office <sup>2</sup>	Total Office Empl	Office SF <sup>3</sup>
Central CPV	2,547	69,908	72,455	18,113,763
Southwest	731	9,218	9,949	2,487,200
Southeast	1,416	49,882	51,297	12,824,313
East	3,270	4,087	7,356	1,839,088
West	666	18,933	19,598	4,899,538
Gold Line	1,068	4,404	5,471	1,367,838
Northwest	366	9,044	9,410	2,352,600
North Metro	442	1,337	1,779	444,713
I-225	337	14,157	14,494	3,623,400
	<b>10,841</b>	<b>180,969</b>	<b>191,810</b>	<b>47,952,450</b>

**RETAIL EMPLOYMENT**

	Retail Empl <sup>4</sup>	Serv Empl Ret <sup>5</sup>	Total Ret Empl	Retail SF <sup>6</sup>
Central CPV	23,941	5,378	29,319	9,772,850
Southwest	4,221	709	4,930	1,643,367
Southeast	18,349	3,837	22,186	7,395,350
East	7,641	314	7,955	2,651,783
West	5,454	1,456	6,910	2,303,450
Gold Line	3,789	339	4,128	1,375,917
Northwest	5,096	696	5,792	1,930,567
North Metro	596	103	699	232,950
I-225	7,065	1,089	8,154	2,718,000
	<b>76,152</b>	<b>13,921</b>	<b>90,073</b>	<b>30,024,233</b>

1/ Assumes 10 percent of production employment is located in office space.

2/ Assumes 65 percent of service employment is located in office space.

3/ Assumes 1 employee = 250 square feet.

4/ Assumes 100 percent of retail employment is located in retail space.

5/ Assumes 5 percent of service employment is located in retail space.

6/ Assumes 3 retail employees per 1,000 square feet of retail space.

**2030 DRGOG Estimate (Households and Employment) - Corridor Station Areas (NON-ADJUSTED)**

Corridor	Hholds	Prod	Retail	Service	Military	Contract	Self	Total
Central CPV	34,952	33,590	30,154	130,193	0	18,768	3,724	216,429
Southwest	12,201	8,231	4,789	17,196	0	2,751	1,297	34,264
Southeast	34,410	18,452	22,778	95,025	0	13,263	3,662	153,180
East	9,546	44,985	10,694	9,669	0	4,446	1,015	70,809
West	29,242	7,214	6,450	35,076	0	4,924	3,114	56,778
Gold Line	10,733	12,430	4,478	7,595	0	1,847	1,141	27,491
Northwest	7,178	3,991	5,494	15,349	0	2,214	764	27,812
North Metro	14,401	5,221	764	2,391	0	674	1,533	10,583
I-225	12,473	6,068	9,228	33,207	0	4,609	1,324	54,436
<b>Total</b>	<b>165,136</b>	<b>140,182</b>	<b>94,829</b>	<b>345,701</b>	<b>0</b>	<b>53,496</b>	<b>17,574</b>	<b>651,782</b>

**OFFICE EMPLOYMENT**

	Prod Empl Office <sup>1</sup>	Serv Empl Office <sup>2</sup>	Total Office Empl	Office SF <sup>3</sup>
Central CPV	3,359	84,625	87,984	21,996,113
Southwest	823	11,177	12,001	3,000,125
Southeast	1,845	61,766	63,611	15,902,863
East	4,499	6,285	10,783	2,695,838
West	721	22,799	23,521	5,880,200
Gold Line	1,243	4,937	6,180	1,544,938
Northwest	399	9,977	10,376	2,593,988
North Metro	522	1,554	2,076	519,063
I-225	607	21,585	22,191	5,547,838
	<b>14,018</b>	<b>224,706</b>	<b>238,724</b>	<b>59,680,963</b>

**RETAIL EMPLOYMENT**

	Retail Empl <sup>4</sup>	Serv Empl Ret <sup>5</sup>	Total Ret Empl	Retail SF <sup>6</sup>
Central CPV	30,154	6,510	36,664	12,221,217
Southwest	4,789	860	5,649	1,882,933
Southeast	22,778	4,751	27,529	9,176,417
East	10,694	483	11,177	3,725,817
West	6,450	1,754	8,204	2,734,600
Gold Line	4,478	380	4,858	1,619,250
Northwest	5,494	767	6,261	2,087,150
North Metro	764	120	884	294,517
I-225	9,228	1,660	10,888	3,629,450
	<b>94,829</b>	<b>17,285</b>	<b>112,114</b>	<b>37,371,350</b>

1/ Assumes 10 percent of production employment is located in office space.

2/ Assumes 65 percent of service employment is located in office space.

3/ Assumes 1 employee = 250 square feet.

4/ Assumes 100 percent of retail employment is located in retail space.

5/ Assumes 5 percent of service employment is located in retail space.

6/ Assumes 3 retail employees per 1,000 square feet of retail space.

***5. Calculation of Station Area Net Annual Increase in Households, Employment, and Office/Retail Square Feet***

Method

- Calculated net annual increase in households, employment, and office/retail square feet occurring within station areas by corridor for two time periods: 2005-2015 and 2015-2030
- Result represents level of square feet in deliveries needed annually within station areas by corridor to accommodate projected growth
- Documented RTD reported pipeline projects within station areas by corridor
- Compared projected deliveries needed to accommodate projected growth within station areas by corridor for 2005-2015 time period to pipeline projects
- **Result:** pipeline projects indicate projected growth underestimates demand; further refinement of growth estimates within station areas by corridor needed

***Note: Further refinements necessary based on induced growth attributable to transit***

**DRCOG Household Forecast (NON-ADJUSTED FOR TOD) - Corridor Station Areas (2005 - 2030)**

Station Area Households											
Corridor	Existing & Future Stations	Forecast				Net Change (2005-2015)	% Annual Change (2005-2015)	Net Change (2015-2030)	% Annual Change (2015-2030)	Net Change (2005-2030)	% Annual Change (2005-2030)
		2005 (Existing Stations)	2005 (Existing & Future)	2015	2030						
Central CPV	19	17,272	17,272	23,486	34,952	6,214	3.6%	11,466	3.3%	17,680	4.1%
Southwest	7	6,520	6,847	8,729	12,201	1,882	2.7%	3,472	2.7%	5,354	3.1%
Southeast	16	16,275	16,500	22,794	34,410	6,294	3.8%	11,616	3.4%	17,910	4.3%
East	8	0	1,546	4,358	9,546	2,812	18.2%	5,188	7.9%	8,000	20.7%
West	11	0	17,016	21,313	29,242	4,297	2.5%	7,929	2.5%	12,226	2.9%
Gold Line	7	0	8,238	9,114	10,733	876	1.1%	1,619	1.2%	2,495	1.2%
Northwest	9	0	5,515	6,100	7,178	585	1.1%	1,078	1.2%	1,663	1.2%
North Metro	8	0	9,557	11,260	14,401	1,703	1.8%	3,141	1.9%	4,844	2.0%
I-225	6	0	7,356	9,155	12,473	1,799	2.4%	3,318	2.4%	5,117	2.8%
<b>Total</b>	<b>91</b>	<b>40,067</b>	<b>89,847</b>	<b>116,309</b>	<b>165,136</b>	<b>26,462</b>	<b>2.9%</b>	<b>48,827</b>	<b>2.8%</b>	<b>75,289</b>	<b>3.4%</b>
DRGOG region		1,061,431	1,061,431	1,264,075	1,637,957	202,644	1.9%	373,882	2.0%	576,526	2.2%
station area % capture (2005)		3.8%	8.5%	9.2%	10.1%	0.7%	0.9%	0.9%	0.6%	1.6%	0.8%

**Station Area Employment (TOTAL)**

Corridor	Existing & Future Stations	Forecast				Net Change (2005-2015)	% Annual Change (2005-2015)	Net Change (2015-2030)	% Annual Change (2015-2030)	Net Change (2005-2030)	% Annual Change (2005-2030)
		2005 (Existing Stations)	2005 (Existing & Future)	2015	2030						
Central CPV	19	133,601	133,601	175,184	216,429	41,583	3.1%	41,245	1.6%	82,828	2.5%
Southwest	7	19,897	23,826	29,064	34,264	9,167	2.2%	5,200	1.2%	10,438	1.8%
Southeast	16	91,000	92,037	122,729	153,180	31,729	3.3%	30,451	1.7%	61,143	2.7%
East	8	0	29,797	50,385	70,809	50,385	6.9%	20,424	2.7%	41,012	5.5%
West	11	0	39,171	48,014	56,778	48,014	2.3%	8,764	1.2%	17,607	1.8%
Gold Line	7	0	20,211	23,865	27,491	23,865	1.8%	3,626	1.0%	7,280	1.4%
Northwest	9	0	22,794	25,313	27,812	25,313	1.1%	2,499	0.7%	5,018	0.9%
North Metro	8	0	7,115	8,856	10,583	8,856	2.4%	1,727	1.3%	3,468	1.9%
I-225	6	0	17,840	36,210	54,436	36,210	10.3%	18,226	3.4%	36,596	8.2%
<b>Total</b>	<b>91</b>	<b>244,498</b>	<b>386,392</b>	<b>519,620</b>	<b>651,782</b>	<b>133,228</b>	<b>3.4%</b>	<b>132,162</b>	<b>1.7%</b>	<b>265,390</b>	<b>2.7%</b>
DRGOG region		1,574,558	1,574,558	2,008,497	2,438,614	433,939	2.8%	430,117	1.4%	864,056	2.2%
station area % capture		15.5%	24.5%	25.9%	26.7%	1.3%	0.5%	0.9%	0.2%	2.2%	0.4%

**Station Area Employment (OFFICE)**

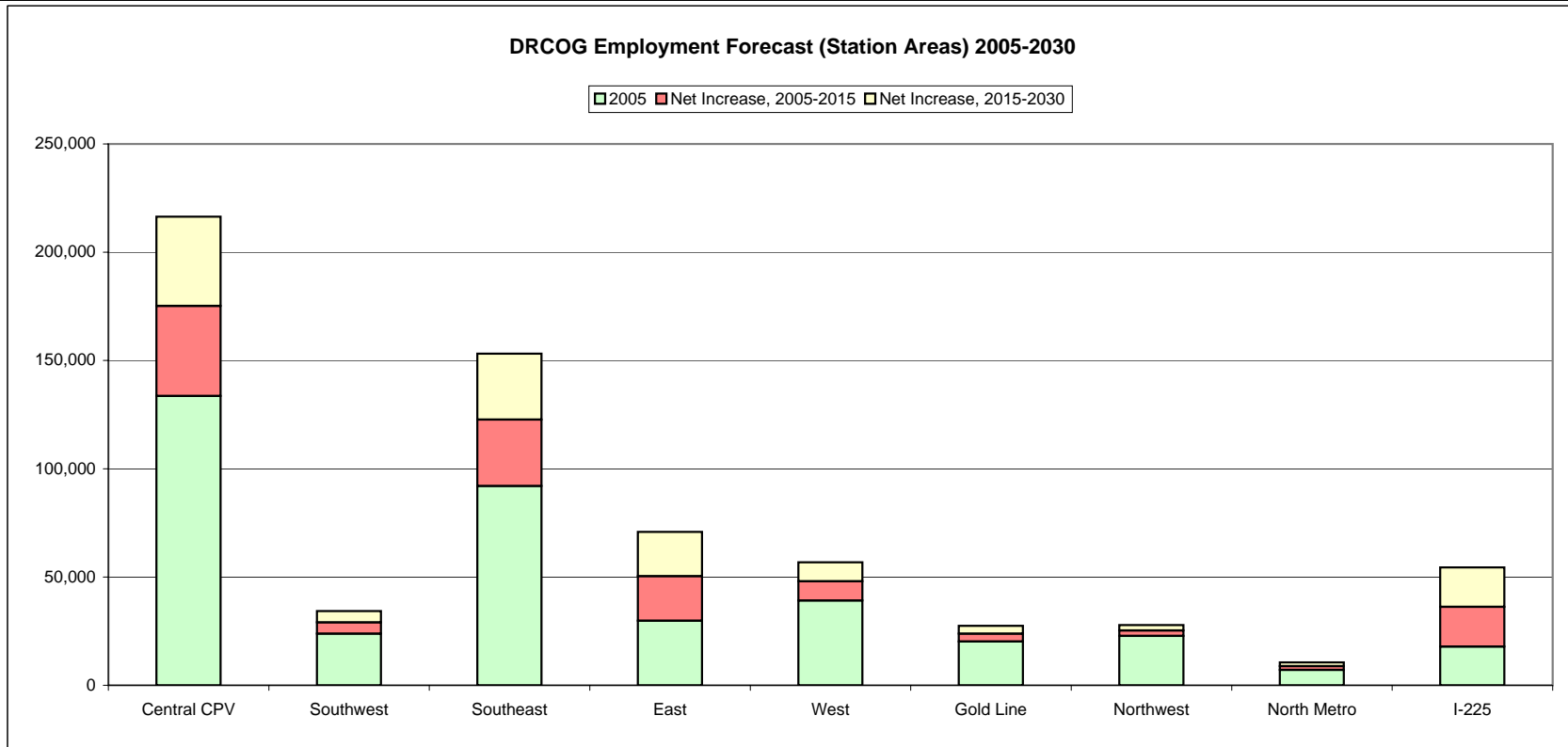
Corridor	Existing & Future Stations	Forecast				Net Change (2005-2015)	% Annual Change (2005-2015)	Net Change (2015-2030)	% Annual Change (2015-2030)	Net Change (2005-2030)	% Annual Change (2005-2030)
		2005 (Existing Stations)	2005 (Existing & Future)	2015	2030						
Central CPV	19	41,416	41,416	54,307	67,093	12,891	3.1%	12,786	1.6%	25,677	2.5%
Southwest	7	6,168	7,386	9,010	10,622	2,842	2.2%	1,612	1.2%	3,236	1.8%
Southeast	16	28,210	28,531	38,046	47,486	9,836	3.3%	9,440	1.7%	18,954	2.7%
East	8	0	9,237	15,619	21,951	15,619	6.9%	6,331	2.7%	12,714	5.5%
West	11	0	12,143	14,884	17,601	14,884	2.3%	2,717	1.2%	5,458	1.8%
Gold Line	7	0	6,265	7,398	8,522	7,398	1.8%	1,124	1.0%	2,257	1.4%
Northwest	9	0	7,066	7,847	8,622	7,847	1.1%	775	0.7%	1,556	0.9%
North Metro	8	0	2,206	2,745	3,281	2,745	2.4%	535	1.3%	1,075	1.9%
I-225	6	0	5,530	11,225	16,875	11,225	10.3%	5,650	3.4%	11,345	8.2%
<b>Total</b>	<b>91</b>	<b>75,794</b>	<b>119,782</b>	<b>161,082</b>	<b>202,052</b>	<b>41,301</b>	<b>3.4%</b>	<b>40,970</b>	<b>1.7%</b>	<b>82,271</b>	<b>2.7%</b>
DRGOG region		516,657	516,657	657,801	787,942	141,143	2.7%	130,141	1.3%	271,284	2.1%
station area % capture		14.7%	23.2%	24.5%	25.6%	1.3%	0.6%	1.2%	0.3%	2.5%	0.4%

**Station Area Employment (RETAIL)**

Corridor	Existing & Future Stations	Forecast				Net Change (2005-2015)	% Annual Change (2005-2015)	Net Change (2015-2030)	% Annual Change (2015-2030)	Net Change (2005-2030)	% Annual Change (2005-2030)
		2005 (Existing Stations)	2005 (Existing & Future)	2015	2030						
Central CPV	19	16,335	16,335	23,941	30,154	7,606	4.7%	6,213	1.7%	13,819	3.4%
Southwest	7	2,638	3,198	4,221	4,789	1,583	3.2%	568	0.9%	1,591	2.0%
Southeast	16	13,088	13,095	18,349	22,778	5,261	4.0%	4,429	1.6%	9,683	3.0%
East	8	0	4,733	7,641	10,694	7,641	6.1%	3,053	2.7%	5,961	5.0%
West	11	0	4,227	5,454	6,450	5,454	2.9%	996	1.2%	2,223	2.1%
Gold Line	7	0	3,242	3,789	4,478	3,789	1.7%	689	1.2%	1,236	1.5%
Northwest	9	0	4,654	5,096	5,494	5,096	0.9%	398	0.5%	840	0.7%
North Metro	8	0	216	596	764	596	17.6%	168	1.9%	548	10.1%
I-225	6	0	5,096	7,065	9,228	7,065	3.9%	2,163	2.0%	4,132	3.2%
<b>Total</b>	<b>91</b>	<b>32,061</b>	<b>54,796</b>	<b>76,152</b>	<b>94,829</b>	<b>21,356</b>	<b>3.9%</b>	<b>18,677</b>	<b>1.6%</b>	<b>40,033</b>	<b>2.9%</b>
DRGOG region		291,403	291,403	370,697	447,005	79,294	2.7%	76,308	1.4%	155,602	2.1%
station area % capture		11.0%	18.8%	20.5%	21.2%	1.7%	0.9%	0.7%	0.2%	2.4%	0.5%

**Employment (Station Areas) - NON-ADJUSTED FOR TOD**

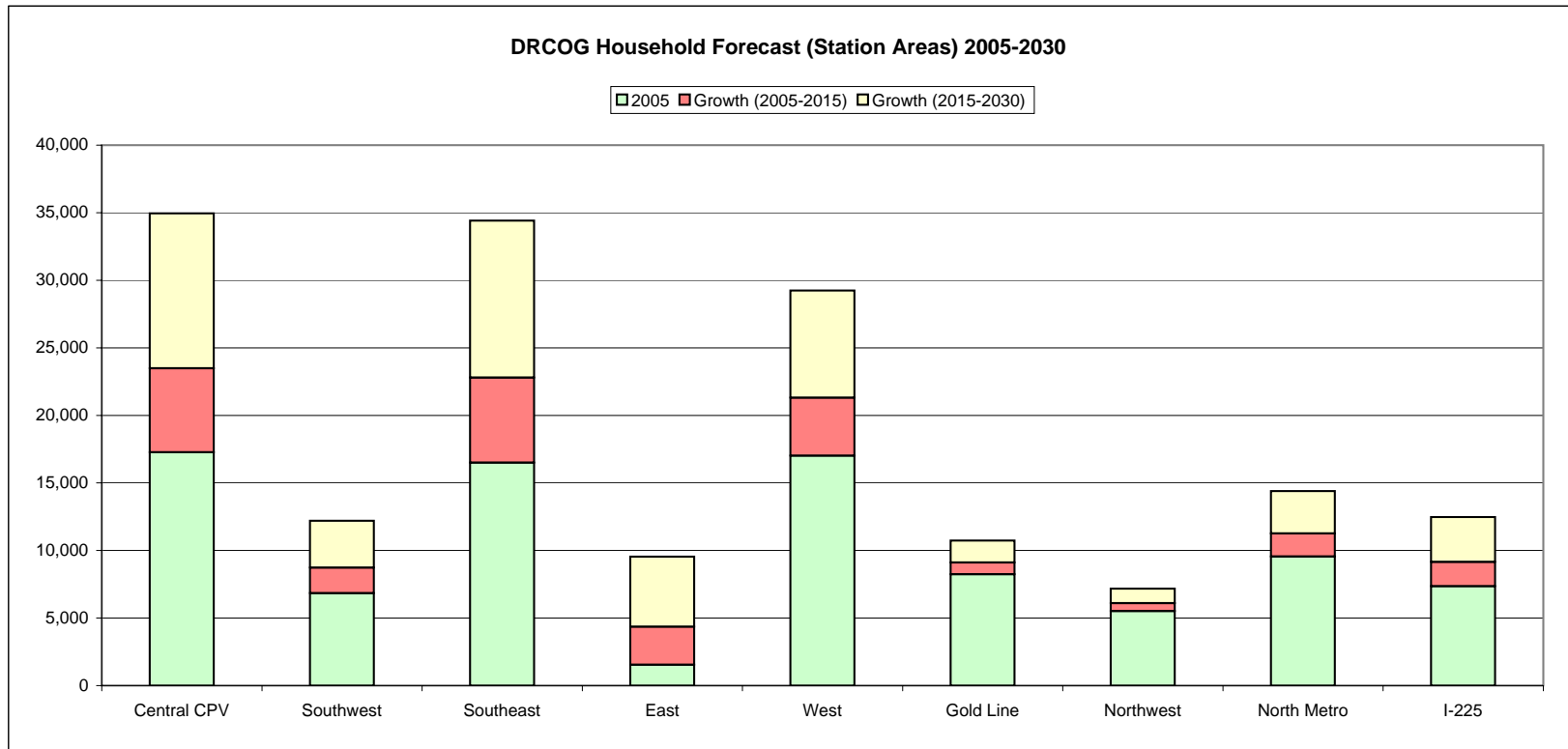
Corridor	2005				2015				2030			
	Employment	Retail	Office	Other	Employment	Retail	Office	Other	Employment	Retail	Office	Other
Central CPV	133,601	20,404	54,613	58,585	175,184	29,319	72,455	73,410	216,429	36,664	87,984	91,781
Southwest	23,826	3,751	7,840	12,235	29,064	4,930	9,949	14,185	34,264	5,649	12,001	16,615
Southeast	92,037	15,884	37,213	38,940	122,729	22,186	51,297	49,246	153,180	27,529	63,611	62,039
East	29,797	4,893	4,069	20,835	50,385	7,955	7,356	35,073	70,809	11,177	10,783	48,848
West	39,171	5,361	15,350	18,460	48,014	6,910	19,598	21,506	56,778	8,204	23,521	25,053
Gold Line	20,211	3,531	4,644	12,036	23,865	4,128	5,471	14,266	27,491	4,858	6,180	16,454
Northwest	22,794	5,246	8,015	9,532	25,313	5,792	9,410	10,111	27,812	6,261	10,376	11,175
North Metro	7,115	312	1,617	5,186	8,856	699	1,779	6,378	10,583	884	2,076	7,623
I-225	17,840	5,577	6,292	5,971	36,210	8,154	14,494	13,562	54,436	10,888	22,191	21,356
<b>Total</b>	<b>386,392</b>	<b>64,960</b>	<b>139,653</b>	<b>181,779</b>	<b>519,620</b>	<b>90,073</b>	<b>191,810</b>	<b>237,738</b>	<b>651,782</b>	<b>112,114</b>	<b>238,724</b>	<b>300,944</b>



Source: DRCOG Forecast

**Households (Station Areas) - NON-ADJUSTED FOR TOD**

Corridor	Forecast			Growth		
	2005	2015	2030	2005	Growth (2005-2015)	Growth (2015-2030)
Central CPV	17,272	23,486	34,952	17,272	6,214	11,466
Southwest	6,847	8,729	12,201	6,847	1,882	3,472
Southeast	16,500	22,794	34,410	16,500	6,294	11,616
East	1,546	4,358	9,546	1,546	2,812	5,188
West	17,016	21,313	29,242	17,016	4,297	7,929
Gold Line	8,238	9,114	10,733	8,238	876	1,619
Northwest	5,515	6,100	7,178	5,515	585	1,078
North Metro	9,557	11,260	14,401	9,557	1,703	3,141
I-225	7,356	9,155	12,473	7,356	1,799	3,318
<b>Total</b>	<b>91,852</b>	<b>116,309</b>	<b>165,136</b>	<b>89,847</b>	<b>26,462</b>	<b>48,827</b>



Source: DRCOG Forecast

**Corridor Station Area Retail Market Based on DRCOG Employment Estimates (NON-ADJUSTED FOR TOD)**

<b>Retail Submarket (1/)</b>										
<b>Corridor</b>	<b>Stations</b>	<b>2005</b>	<b>2015</b>	<b>2030</b>	<b>Net New GLA, 2005- 2015</b>	<b>Station Area Share of Region</b>	<b>Net New GLA, 2015- 2030</b>	<b>Station Area Share of Region</b>	<b>Net New GLA, 2005- 2030</b>	<b>Annual Increase SF (2005-2030)</b>
Central CPV	19	6,801,250	9,772,850	12,221,217	2,971,600	11%	2,448,367	10%	5,419,967	216,799
Southwest	7	1,250,433	1,643,367	1,882,933	392,933	1%	239,567	1%	632,500	25,300
Southeast	16	5,294,517	7,395,350	9,176,417	2,100,833	8%	1,781,067	7%	3,881,900	155,276
East	8	1,631,133	2,651,783	3,725,817	1,020,650	4%	1,074,033	4%	2,094,683	83,787
West	11	1,787,067	2,303,450	2,734,600	516,383	2%	431,150	2%	947,533	37,901
Gold Line	7	1,177,017	1,375,917	1,619,250	198,900	1%	243,333	1%	442,233	17,689
Northwest	9	1,748,783	1,930,567	2,087,150	181,783	1%	156,583	1%	338,367	13,535
North Metro	8	104,050	232,950	294,517	128,900	0.5%	61,567	0.2%	190,467	7,619
I-225	6	1,858,933	2,718,000	3,629,450	859,067	3%	911,450	4%	1,770,517	70,821
<b>Total</b>	<b>91</b>	<b>21,653,183</b>	<b>30,024,233</b>	<b>37,371,350</b>	<b>8,371,050</b>	<b>32%</b>	<b>7,347,117</b>	<b>29%</b>	<b>15,718,167</b>	<b>628,727</b>

1/ GLA based on DRCOG employment estimates/ projections for retail trade and service employment. Assumes, based on NAICS codes, 100 percent of retail trade employment and 5 percent of service employment (e.g. personal services, laundry) occupies retail space. Assumes 3 employees per 1,000 SF of space.

**Regional GLA Based on DRCOG Employment Estimates**

<b>Retail Submarket (1/)</b>						
<b>2005</b>	<b>2015</b>	<b>2030</b>	<b>Net New GLA, 2005- 2015</b>	<b>Net New GLA, 2015- 2030</b>	<b>Net New GLA, 2005- 2030</b>	<b>Average New (2005- 2030)</b>
97,134,167	123,565,567	149,001,567	26,431,400	25,436,000	51,867,400	2,074,696

**Corridor Station Area Office Market Based on DRCOG Employment Estimates (NON-ADJUSTED FOR TOD)**

		Office Submarket (2/)								
Corridor	Stations	2005	2015	2030	Net New GLA, 2005-2015	Station Area Share of Region	Net New GLA, 2015-2030	Station Area Share of Region	Net New GLA, 2005-2030	Annual Increase SF (2005-2030)
Central CPV	19	13,653,188	18,113,763	21,996,113	4,460,575	13%	3,882,350	12%	8,342,925	333,717
Southwest	7	1,960,000	2,487,200	3,000,125	527,200	1%	512,925	2%	1,040,125	41,605
Southeast	16	9,303,363	12,824,313	15,902,863	3,520,950	10%	3,078,550	9%	6,599,500	263,980
East	8	893,538	1,839,088	2,695,838	945,550	3%	856,750	3%	1,802,300	72,092
West	11	3,837,575	4,899,538	5,880,200	1,061,963	3%	980,663	3%	2,042,625	81,705
Gold Line	7	1,160,963	1,367,838	1,544,938	206,875	1%	177,100	1%	383,975	15,359
Northwest	9	2,003,863	2,352,600	2,593,988	348,738	1%	241,388	1%	590,125	23,605
North Metro	8	404,238	444,713	519,063	40,475	0.1%	74,350	0.2%	114,825	4,593
I-225	6	1,572,950	3,623,400	5,547,838	2,050,450	6%	1,924,438	6%	3,974,888	158,996
<b>Total</b>	<b>91</b>	<b>34,789,675</b>	<b>47,952,450</b>	<b>59,680,963</b>	<b>13,162,775</b>	<b>37%</b>	<b>11,728,513</b>	<b>36%</b>	<b>24,891,288</b>	<b>995,652</b>

2/ GLA based on DRCOG employment estimates for service and production employment. Assumes 60 percent of service employment and 5 percent of production employment (based on estimated use of office space by industry) occupies traditional office space. Assumes each employee occupies 250 SF of space.

**Regional GLA Based on DRCOG Employment Estimates**

		Office Submarket (2/)					
Station Area Share of Region	2005	2015	2030	Net New GLA, 2005-2015	Net New GLA, 2015-2030	Net New GLA, 2005-2030	Annual Increase SF (2005-2030)
	129,164,301	164,450,125	196,985,425	35,285,824	32,535,300	67,821,124	2,712,845

6. *Comparison of pipeline development activity to baseline projections.*

Method

- Compiled RTD reported development projects by corridor.
- Converted development projects to households and employment.
  
- Compared pipeline activity to baseline projected growth in terms of dwelling units and square feet, and in terms of households and employees.
  
- **Result:** In general, baseline projections appear to underestimate recent development activity.

**RTD Transit Oriented Development Status Report (February 2007)  
Summary of Under Construction / Proposed Projects**

<b>Corridor</b>	<b>Residential Units</b>	<b>Office SF</b>	<b>Retail SF</b>	<b>Hotel Rooms</b>	<b>Institutional SF</b>
Central CPV	6,114	1,440,000	942,700	1,811	377,000
Southwest	976	10,000	1,100,000	300	0
Southeast	5,670	1,157,000	661,450	600	0
East	24	0	0	505	68,000
West	10	0	16,000	0	900,000
Gold Line	625	19,372	44,924	0	0
Northwest	2,075	309,000	1,062,670	160	0
North Metro	753	0	0	0	0
I-225	1,823	235,000	451,000	260	8,461,000
<b>Total</b>	<b>18,070</b>	<b>3,170,372</b>	<b>4,278,744</b>	<b>3,636</b>	<b>9,806,000</b>

Note: Does not include recently completed projects nor expected projects as identified in the RTD methodology

**Housing Units / Employment Assumptions (Station Areas)**

<b>Corridor</b>	<b>Residential Units</b>	<b>Office Employ</b>	<b>Retail Employ</b>	<b>Hotel Employ</b>	<b>Institutional Employ</b>
Central CPV	6,114	4,320	2,828	1,119	1,131
Southwest	976	30	3,300	185	0
Southeast	5,670	3,471	1,984	371	0
East	24	0	0	312	204
West	10	0	48	0	2,700
Gold Line	625	58	135	0	0
Northwest	2,075	927	3,188	99	0
North Metro	753	0	0	0	0
I-225	1,823	705	1,353	161	25,383
<b>Total</b>	<b>18,070</b>	<b>9,511</b>	<b>12,836</b>	<b>2,247</b>	<b>29,418</b>

Employment assumptions:

Office: 3 employee per 1000 SF

Retail: Blended rate of 2 employees per 1000 (80% general retail) and 7 employees per 1000 (20% restaurant)

Hotel: 0.618 employees per hotel room

Institutional: 3 employees per 1000 SF

### Dwelling Units (Station Areas) - DRCOG Projected and RTD Reported Pipeline

Corridor	Projected Estimated Net Change (2005-2015) <sup>1</sup>	RTD Project Pipeline (Under Construction/ Proposed) Dwelling Units <sup>2</sup>	RTD Pipeline % of 2005-2015 Growth
Central CPV	6,214	6,114	98%
Southwest	1,882	976	52%
Southeast	6,294	5,670	90%
East	2,812	24	1%
West	4,297	10	0%
Gold Line	876	625	71%
Northwest	585	2,075	355%
North Metro	1,703	753	44%
I-225	1,799	1,823	101%
<b>Total</b>	<b>26,462</b>	<b>18,070</b>	<b>68%</b>

1/ Projected net change based on estimated household growth projected by DRCOG. 1 household assumed to = 1 dwelling unit.

2/ Includes projects under construction or proposed according to RTD methodology as of February 2007. Does not include recently completed projects nor expected projects identified by RTD.

### Retail SF (Station Areas) - DRCOG Projected and RTD Reported Pipeline

Corridor	Projected Estimated Net Change (2005-2015) <sup>1</sup>	RTD Project Pipeline (Under Construction/ Proposed) Dwelling Units <sup>2</sup>	RTD Pipeline % of 2005-2015 Growth
Central CPV	2,971,600	942,700	32%
Southwest	392,933	1,100,000	280%
Southeast	2,100,833	661,450	31%
East	1,020,650	0	0%
West	516,383	16,000	3%
Gold Line	198,900	44,924	23%
Northwest	181,783	1,062,670	585%
North Metro	128,900	0	0%
I-225	859,067	451,000	52%
<b>Total</b>	<b>8,371,050</b>	<b>4,278,744</b>	<b>51%</b>

1/ Projected net change based on estimated retail (and selected service) employment growth projected by DRCOG. Assumes 3 retail employees per 1,000 SF.

2/ Includes projects under construction or proposed according to RTD methodology as of February 2007. Does not include recently completed projects nor expected projects identified by RTD.

### Office SF (Station Areas) - DRCOG Projected and RTD Reported Pipeline

Corridor	Projected Estimated Net Change (2005-2015) <sup>1</sup>	RTD Project Pipeline (Under Construction/ Proposed) Dwelling Units <sup>2</sup>	RTD Pipeline % of 2005-2015 Growth
Central CPV	4,460,575	1,440,000	32%
Southwest	527,200	10,000	2%
Southeast	3,520,950	1,157,000	33%
East	821,963	0	0%
West	1,061,963	0	0%
Gold Line	206,875	19,372	9%
Northwest	348,738	309,000	89%
North Metro	40,475	0	0%
I-225	2,050,450	235,000	11%
<b>Total</b>	<b>13,039,188</b>	<b>3,170,372</b>	<b>24%</b>

1/ Projected net change based on estimated office employment growth (based on selected service and production growth) projected by DRCOG. Assumes 1 employee = 250 SF.

2/ Includes projects under construction or proposed according to RTD methodology as of February 2007. Does not include recently completed projects nor expected projects identified by RTD.

**Retail Employment (Station Areas) - DRCOG Projected and RTD Reported Pipeline**

Corridor	Projected Estimated Net Change (2005-2015) <sup>1</sup>	RTD Project Pipeline (Under Construction/ Proposed) Dwelling Units <sup>2</sup>	RTD Pipeline % of 2005-2015 Growth
Central CPV	8,915	2,828	32%
Southwest	1,179	3,300	280%
Southeast	6,303	1,984	31%
East	3,062	0	0%
West	1,549	48	3%
Gold Line	597	135	23%
Northwest	545	3,188	585%
North Metro	387	0	0%
I-225	2,577	1,353	52%
<b>Total</b>	<b>25,113</b>	<b>12,836</b>	<b>51%</b>

1/ Projected net change based on estimated retail (and selected service) employment growth projected by DRCOG.

2/ Based on projects under construction or proposed according to RTD methodology as of February 2007. Does not include recently completed projects nor expected projects identified by RTD. Assumes 3 employees per 1,000 SF of space

**Office Employment (Station Areas) - DRCOG Projected and RTD Reported Pipeline**

Corridor	Projected Estimated Net Change (2005-2015) <sup>1</sup>	RTD Project Pipeline (Under Construction/ Proposed) Dwelling Units <sup>2</sup>	RTD Pipeline % of 2005-2015 Growth
Central CPV	17,842	5,760	32%
Southwest	2,109	40	2%
Southeast	14,084	4,628	33%
East	3,288	0	0%
West	4,248	0	0%
Gold Line	828	77	9%
Northwest	1,395	1,236	89%
North Metro	162	0	0%
I-225	8,202	940	11%
<b>Total</b>	<b>52,157</b>	<b>12,681</b>	<b>24%</b>

1/ Projected net change based on estimated office employment growth (based on selected service and production growth) projected by DRCOG.

2/ Based on projects under construction or proposed according to RTD methodology as of February 2007. Does not include recently completed projects nor expected projects identified by RTD. Assumes 1 employee = 250 SF.

<b>DRCOG Household Forecast 2005 - 2030</b>						
County	Forecast			Net Change (2005-2015)	Net Change (2015-2030)	Net Change (2005-2030)
	2005	2015	2030			
Boulder	116,066	129,446	154,145	13,380	24,699	38,079
Jefferson	211,822	236,531	282,128	24,709	45,597	70,306
Adams	143,439	179,560	246,204	36,121	66,644	102,765
Denver	250,781	277,929	328,005	27,148	50,076	77,224
Arapahoe	209,275	251,042	328,094	41,767	77,052	118,819
Douglas	85,969	121,087	185,882	35,118	64,795	99,913
Gilpin	2,220	2,710	3,615	490	905	1,395
Clear Creek	4,167	4,999	6,536	832	1,537	2,369
Broomfield	16,837	21,884	31,201	5,047	9,317	14,364
Weld	20,855	38,887	72,147	18,032	33,260	51,292
	1,061,431	1,264,075	1,637,957	202,644	373,882	576,526

<b>Household Percent Change</b>			
County	2005-2015	2015-2030	2005-2030
Boulder	1.2%	1.3%	1.3%
Jefferson	1.2%	1.3%	1.3%
Adams	2.5%	2.5%	2.9%
Denver	1.1%	1.2%	1.2%
Arapahoe	2.0%	2.0%	2.3%
Douglas	4.1%	3.6%	4.6%
Gilpin	2.2%	2.2%	2.5%
Clear Creek	2.0%	2.0%	2.3%
Broomfield	3.0%	2.8%	3.4%
Weld	8.6%	5.7%	9.8%
	1.9%	2.0%	2.2%

<b>Percent of Metro Denver Households</b>				
County	2005	2015	2030	Net %
				Change 2005 2030
Boulder	10.9%	10.2%	9.4%	-13.9%
Jefferson	20.0%	18.7%	17.2%	-13.7%
Adams	13.5%	14.2%	15.0%	11.2%
Denver	23.6%	22.0%	20.0%	-15.2%
Arapahoe	19.7%	19.9%	20.0%	1.6%
Douglas	8.1%	9.6%	11.3%	40.1%
Gilpin	0.2%	0.2%	0.2%	5.5%
Clear Creek	0.4%	0.4%	0.4%	1.6%
Broomfield	1.6%	1.7%	1.9%	20.1%
Weld	2.0%	3.1%	4.4%	124.2%
	100%	100%	100%	

***7. Adjusted Regional Estimation of Future Conditions – Households, Employment, and Office and Retail Square Feet***

- Adjusted baseline household, office and retail employment growth based on the projected ability of transit to refocus baseline growth around stations, and induce growth at the regional, county and corridor levels. The proportion of induced growth captured by corridor is based on proportion of baseline regional growth captured.
  
- Adjusted baseline growth of dwelling units, office and retail square feet based on the projected ability of transit to refocus baseline growth around stations, and induce growth at the regional, county and corridor levels. The proportion of induced growth captured by corridor is based on proportion of baseline regional growth captured.

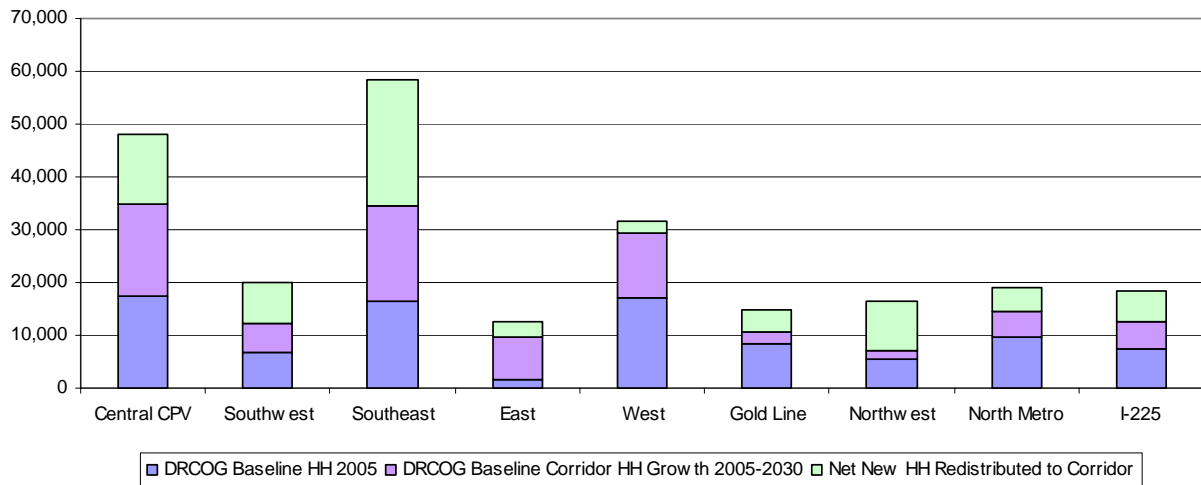
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Corridor Station Area Household 2005-2030						
Corridor	BASELINE 2005-2030 DRCOG		JURISDICTIONAL ADJUSTMENT	ADJUSTED 2030		
	DRCOG Baseline HH 2005	DRCOG Baseline Corridor HH Growth 2005-2030	Net New HH Redistributed to Corridor <sup>1</sup>	Adjusted HH Growth 2005-2030	% Annual Change (2005-2030)	Total Adjusted HH 2030
Central CPV	17,272	17,680	13,803	31,483	7.3%	48,755
Southwest	6,847	5,354	8,055	13,409	7.8%	20,256
Southeast	16,500	17,910	24,649	42,559	10.3%	59,059
East	1,546	8,000	3,291	11,291	29.2%	12,837
West	17,016	12,226	2,928	15,154	3.6%	32,170
Gold Line	8,238	2,495	4,227	6,722	3.3%	14,960
Northwest	5,515	1,663	9,380	11,043	8.0%	16,558
North Metro	9,557	4,844	4,963	9,807	4.1%	19,364
I-225	7,356	5,117	6,012	11,129	6.1%	18,485
<b>Total</b>	<b>89,847</b>	<b>75,289</b>	<b>77,309</b>	<b>152,598</b>	<b>6.8%</b>	<b>242,445</b>

<sup>1/</sup> Includes redistribution of baseline household growth from impacted jurisdictions to corridors and redistribution of induced growth to station areas. The proportion of induced growth captured by corridor based on proportion of baseline regional growth captured.

Source: Denver Regional Council of Governments, BBPC

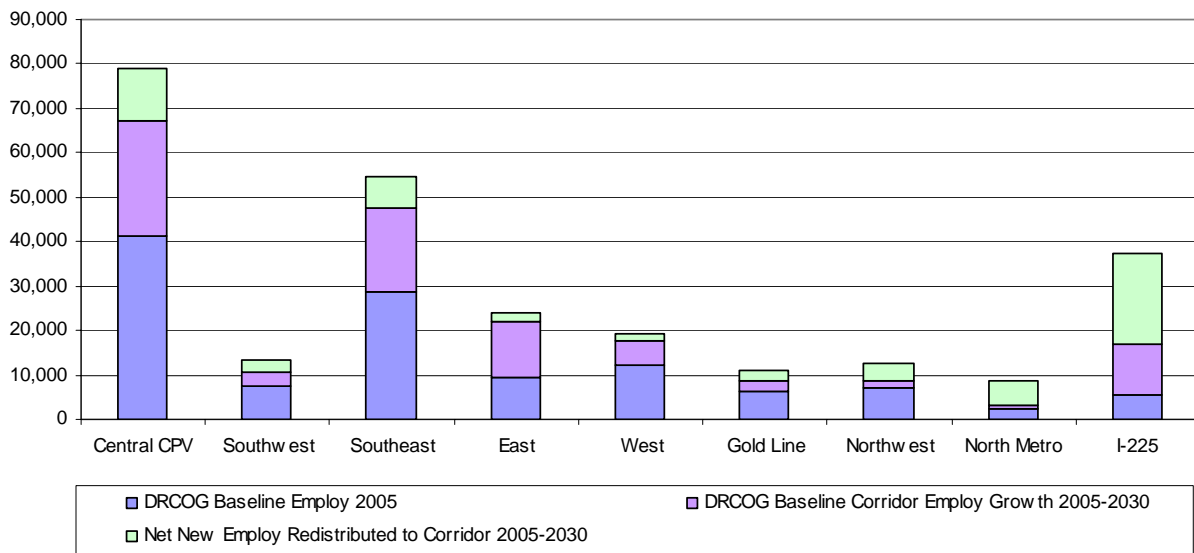


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Corridor Station Area Office Employment 2005-2030						
Corridor	BASELINE 2005 DRCOG		JURISDICTIONAL ADJUSTMENT	ADJUSTED 2030		
	DRCOG Baseline Employ 2005	DRCOG Baseline Corridor Employ Growth 2005-2030	Net New Employ Redistributed to Corridor 2005-2030 <sup>1</sup>	Adjusted Employ Growth 2005-2030	% Annual Change 2005-2030	Total Adjusted Employ 2030
Central CPV	41,416	25,677	11,905	37,582	3.6%	78,998
Southwest	7,386	3,236	2,799	6,035	3.3%	13,421
Southeast	28,531	18,954	7,174	26,128	3.7%	54,660
East	9,237	12,714	2,131	14,845	6.4%	24,082
West	12,143	5,458	1,584	7,042	2.3%	19,185
Gold Line	6,265	2,257	2,471	4,728	3.0%	10,994
Northwest	7,066	1,556	3,808	5,364	3.0%	12,430
North Metro	2,206	1,075	5,229	6,304	11.4%	8,510
I-225	5,530	11,345	20,330	31,674	22.9%	37,205
<b>Total</b>	<b>119,782</b>	<b>82,271</b>	<b>57,431</b>	<b>139,702</b>	<b>4.7%</b>	<b>259,483</b>

<sup>1/</sup> Includes redistribution of baseline office employment growth from impacted jurisdictions to corridors and redistribution of induced growth to station areas. The proportion of induced growth captured by corridor based on proportion of baseline regional growth captured.  
Source: Denver Regional Council of Governments, BBPC

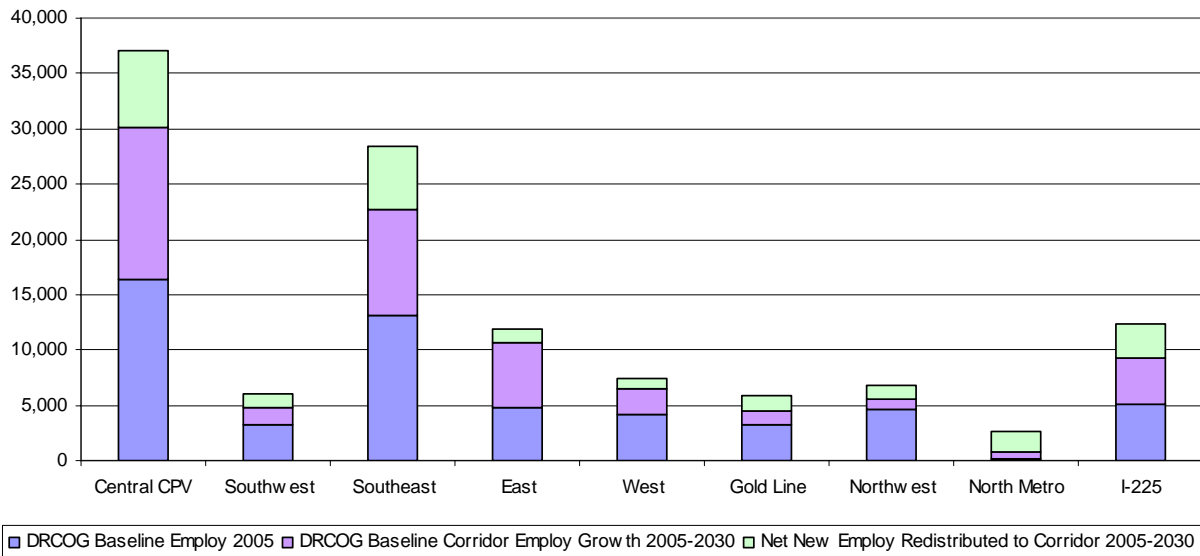


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Corridor Station Area Retail Employment 2005-2030						
Corridor	BASELINE 2005-2030 DRCOG		JURISDICTIONAL ADJUSTMENT	ADJUSTED 2030		
	DRCOG Baseline Employ 2005	DRCOG Baseline Corridor Employ Growth 2005-2030	Net New Employ Redistributed to Corridor 2005- 2030 <sup>1</sup>	Adjusted Employ Growth 2005-2030	% Annual Change	Total Adjusted Employ 2030
Central CPV	16,335	13,819	6,835	20,654	5.1%	36,989
Southwest	3,198	1,591	1,166	2,757	3.4%	5,955
Southeast	13,095	9,683	5,693	15,376	4.7%	28,471
East	4,733	5,961	1,208	7,169	6.1%	11,902
West	4,227	2,223	941	3,164	3.0%	7,391
Gold Line	3,242	1,236	1,442	2,678	3.3%	5,920
Northwest	4,654	840	1,266	2,106	1.8%	6,760
North Metro	216	548	1,857	2,405	44.5%	2,621
I-225	5,096	4,132	3,149	7,281	5.7%	12,377
<b>Total</b>	<b>54,796</b>	<b>40,033</b>	<b>23,557</b>	<b>63,590</b>	<b>4.6%</b>	<b>118,386</b>

<sup>1/</sup> Includes redistribution of baseline retail employment growth from impacted jurisdictions to corridors and redistribution of induced growth to station areas. The proportion of induced growth captured by corridor based on proportion of baseline regional growth captured.  
Source: Denver Regional Council of Governments, BBPC

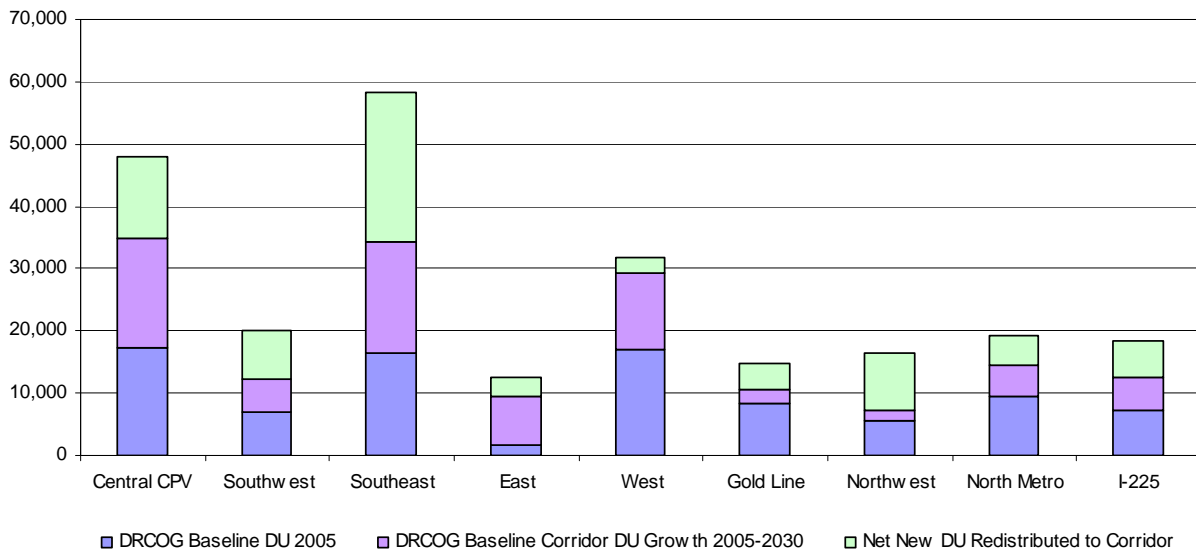


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Corridor Station Area Dwelling Units 2005-2030						
Corridor	BASELINE 2005-2030 DRCOG		JURISDICTIONAL ADJUSTMENT	ADJUSTED 2030		
	DRCOG Baseline DU 2005	DRCOG Baseline Corridor DU Growth 2005-2030	Net New DU Redistributed to Corridor	Adjusted DU Growth 2005-2030	% Annual Change (2005-2030)	Total Adjusted DU 2030
Central CPV	17,272	17,680	13,803	31,483	7.3%	48,755
Southwest	6,847	5,354	8,055	13,409	7.8%	20,256
Southeast	16,500	17,910	24,649	42,559	10.3%	59,059
East	1,546	8,000	3,291	11,291	29.2%	12,837
West	17,016	12,226	2,928	15,154	3.6%	32,170
Gold Line	8,238	2,495	4,227	6,722	3.3%	14,960
Northwest	5,515	1,663	9,380	11,043	8.0%	16,558
North Metro	9,557	4,844	4,963	9,807	4.1%	19,364
I-225	7,356	5,117	6,012	11,129	6.1%	18,485
<b>Total</b>	<b>89,847</b>	<b>75,289</b>	<b>77,309</b>	<b>152,598</b>	<b>6.8%</b>	<b>242,445</b>

1/ Includes redistribution of baseline household growth from impacted jurisdictions to corridors and redistribution of induced growth to station areas. The proportion of induced growth captured by corridor based on proportion of baseline regional growth captured.  
 Source: Denver Regional Council of Governments, BBPC



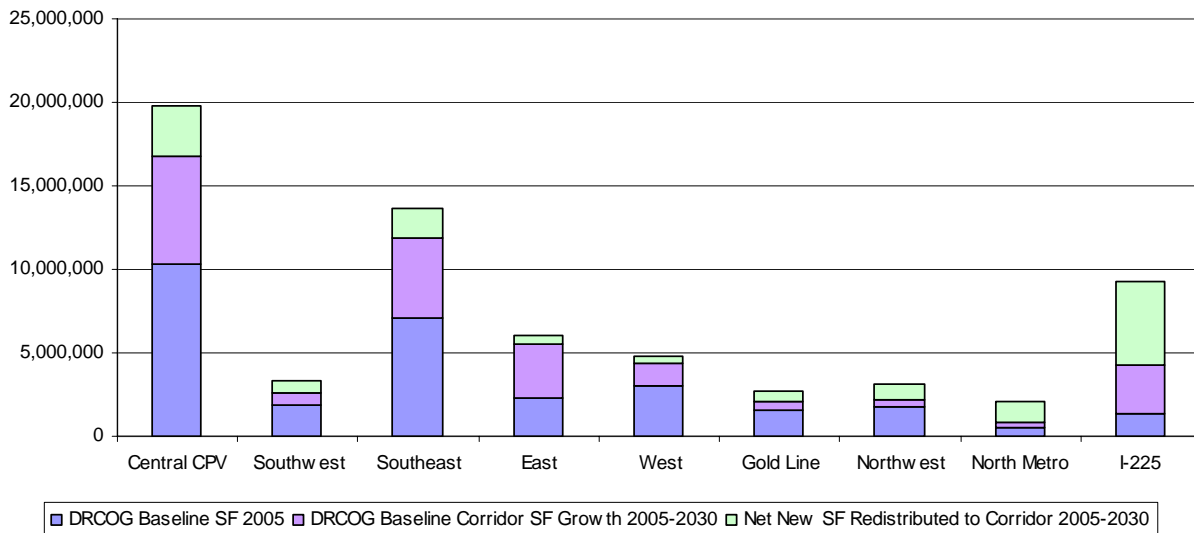
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Corridor Station Area Office SF 2005-2030						
Corridor	BASELINE 2005 DRCOG		JURISDICTIONAL ADJUSTMENT	ADJUSTED 2030		
	DRCOG Baseline SF 2005	DRCOG Baseline Corridor SF Growth 2005-2030	Net New SF Redistributed to Corridor 2005-2030	Adjusted SF Growth 2005-2030	% Annual Change 2005-2030	Total Adjusted SF 2030
Central CPV	10,354,078	6,419,170	2,976,255	9,395,425	3.6%	19,749,503
Southwest	1,846,515	808,945	699,835	1,508,780	3.3%	3,355,295
Southeast	7,132,868	4,738,583	1,793,507	6,532,090	3.7%	13,664,957
East	2,309,268	3,178,430	532,785	3,711,215	6.4%	6,020,483
West	3,035,753	1,364,543	395,957	1,760,500	2.3%	4,796,252
Gold Line	1,566,353	564,200	617,835	1,182,035	3.0%	2,748,388
Northwest	1,766,535	388,895	951,992	1,340,887	3.0%	3,107,422
North Metro	551,413	268,770	1,307,193	1,575,963	11.4%	2,127,376
I-225	1,382,600	2,836,190	5,082,407	7,918,597	22.9%	9,301,197
<b>Total</b>	<b>29,945,380</b>	<b>20,567,725</b>	<b>14,357,768</b>	<b>34,925,493</b>	<b>4.7%</b>	<b>64,870,873</b>

1/ Includes redistribution of baseline office employment and space requirement growth from impacted jurisdictions to corridors and redistribution of induced growth to station areas. The proportion of induced growth captured by corridor based on proportion of baseline regional growth captured.

Source: Denver Regional Council of Governments, BBPC



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Corridor Station Area Retail SF 2005-2030						
BASELINE 2005-2030 DRCOG			JURISDICTIONAL ADJUSTMENT	ADJUSTED 2030		
Corridor	DRCOG Baseline SF 2005	DRCOG Baseline Corridor SF Growth 2005-2030	Net New SF Redistributed to Corridor 2005-2030	Adjusted SF Growth 2005-2030	% Annual Change	Total Adjusted SF 2030
Central CPV	5,445,000	4,606,333	2,278,433	6,884,766	5.1%	12,329,766
Southwest	1,066,000	530,333	388,530	918,863	3.4%	1,984,863
Southeast	4,365,000	3,227,667	1,897,642	5,125,309	4.7%	9,490,309
East	1,577,667	1,987,000	402,529	2,389,529	6.1%	3,967,196
West	1,409,000	741,000	313,786	1,054,786	3.0%	2,463,786
Gold Line	1,080,667	412,000	480,723	892,723	3.3%	1,973,390
Northwest	1,551,333	280,000	421,958	701,958	1.8%	2,253,292
North Metro	72,000	182,667	619,150	801,817	44.5%	873,817
I-225	1,698,667	1,377,333	1,049,593	2,426,926	5.7%	4,125,593
<b>Total</b>	<b>18,265,333</b>	<b>13,344,333</b>	<b>7,852,344</b>	<b>21,196,678</b>	<b>4.6%</b>	<b>39,462,011</b>

1/ Includes redistribution of baseline retail employment and space requirement growth from impacted jurisdictions to corridors and redistribution of induced growth to station areas. The proportion of induced growth captured by corridor based on proportion of baseline regional growth captured.

Source: Denver Regional Council of Governments. BBPC

