Population Growth in the Metro Area

2019 Coffee Talks

Denver Regional Council of Governments (DRCOG)

Presented by:
Brad Calvert
April 17, 2019
DRCOG OVERVIEW
Who We Are, What We Do

• Quasi-governmental, public agency dedicaing to serving local governments
• Local officials working together to address the region's challenges
• Each community has voice in regional decision-making
• Program areas:
  ▪ Advocacy
  ▪ Aging Services
  ▪ Environment
  ▪ Regional growth and development
  ▪ Shared services
  ▪ Transportation and traffic operations
What role do regions play?

FEDERAL
- United States

STATE
- Colorado

LOCAL
- Municipalities (city/town)
- Counties

REGION
- Regional Planning Commission
- Metropolitan Planning Organization
- Area Agency on Aging

Adrcog
Advisory Regional Council of Governments
How are we growing?

OUR DYNAMIC REGION
The region is growing...

Population

- 2015: 3.2 million
- 2040: 4.3 million
- approximately 40% increase

Employment

- 2015: 1.7 million
- 2040: 2.4 million
- approximately 41% increase

Adding 1.1 million people is the equivalent of adding the entire Buffalo, New York, region to the Denver metro area
• The Denver economy is ranked 18th largest out of all metropolitan areas for the 5th straight year.

• Growth of the economy has averaged 2.6% over that period. That compares to 2% average growth for the U.S.
Lower unemployment rates than U.S.
Colorado population growth (2015-2040) by age

Total Population Growth (43%)
### 60-plus population (2014-2024)

<table>
<thead>
<tr>
<th>County</th>
<th>2014 Population</th>
<th>2024 Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adams</td>
<td>52.9%</td>
<td>45.5%</td>
</tr>
<tr>
<td>Arapahoe</td>
<td>48.3%</td>
<td>43.3%</td>
</tr>
<tr>
<td>Boulder</td>
<td>57.2%</td>
<td>56.7%</td>
</tr>
<tr>
<td>Clear Creek</td>
<td>57.2%</td>
<td>57.6%</td>
</tr>
<tr>
<td>Denver</td>
<td>25.6%</td>
<td>28.7%</td>
</tr>
<tr>
<td>Douglas</td>
<td>77.6%</td>
<td>41.1%</td>
</tr>
<tr>
<td>Gilpin</td>
<td>37.5%</td>
<td>41.1%</td>
</tr>
<tr>
<td>Jefferson</td>
<td>41.1%</td>
<td>41.1%</td>
</tr>
</tbody>
</table>

**Total Increase:** 45.8%
### 75-plus population (2014-2024)

#### County Population (Thousands)

<table>
<thead>
<tr>
<th>County</th>
<th>2014</th>
<th>2024</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adams</td>
<td>64.5%</td>
<td>67.4%</td>
</tr>
<tr>
<td>Arapahoe</td>
<td>68.5%</td>
<td>70.1%</td>
</tr>
<tr>
<td>Boulder</td>
<td>63%</td>
<td>100.5%</td>
</tr>
<tr>
<td>Broomfield</td>
<td>128%</td>
<td>156.4%</td>
</tr>
<tr>
<td>Clear Creek</td>
<td>41.6%</td>
<td>60.3%</td>
</tr>
<tr>
<td>Denver</td>
<td>128%</td>
<td>156.4%</td>
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</table>

- **DRCOG Region**: 64.5%
54% have lived in their community for more than 20 years

How likely are you to remain in your community throughout retirement?

- Very likely: 50%
- Somewhat likely: 23%
- Somewhat unlikely: 10%
- Very unlikely: 17%
Where are we growing?

OUR DYNAMIC REGION
Single Family

Housing Construction Intensity

Less Activity  More Activity

1986 - 1995

1996 - 2005

2006 - 2015
Look forward: Where will we grow?
Look forward: Where will we grow?

- **Rural to Urban**
- **Urban++**
- **Employment++**

2015: less than 500 people/mi.²
2040: more than 1,500 people/mi.²
105 square miles
14% of region’s growth
Look forward: Where will we grow?

- **Rural to Urban**
  - 2015: less than 7,000 people/mi.²
  - 2040: more than 7,000 people/mi.²
  - 46 square miles
  - 15% of region’s growth

- **Urban++**
  - 2015: less than 500 people/mi.²
  - 2040: more than 1,500 people/mi.²
  - 105 square miles
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- **Employment++**
  - 2015: less than 7,000 people/mi.²
  - 2040: more than 7,000 people/mi.²
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Look forward: Where will we grow?

Rural to Urban

1/3 of all job growth
10,000 jobs per sq. mi. or more (2040)

2015: less than 500 people/mi.²
2040: more than 1,500 people/mi.²
105 square miles
14% of region’s growth

Urban++

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46 square miles
15% of region’s growth

Employment++

1/3 of all job growth
10,000 jobs per sq. mi. or more (2040)
Increasing orientation to transit locations

<table>
<thead>
<tr>
<th>Population</th>
<th>2010</th>
<th>2040</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Total</td>
<td>2,850,000</td>
<td>4,270,000</td>
<td>50%</td>
</tr>
<tr>
<td>1 Mile of Station</td>
<td>230,000</td>
<td>870,000</td>
<td>273%</td>
</tr>
<tr>
<td>Station Area Share</td>
<td>8%</td>
<td>20%</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Employment</th>
<th>2010</th>
<th>2040</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Total</td>
<td>1,600,000</td>
<td>2,340,000</td>
<td>46%</td>
</tr>
<tr>
<td>1 Mile of Station</td>
<td>410,000</td>
<td>960,000</td>
<td>133%</td>
</tr>
<tr>
<td>Station Area Share</td>
<td>26%</td>
<td>41%</td>
<td></td>
</tr>
</tbody>
</table>
Growth Snapshot:

DYNAMIC DISTRICT 4
## Population Growth

### Dist. 4 Population Change

<table>
<thead>
<tr>
<th>District 4 ZIP Codes</th>
<th>2010</th>
<th>2017</th>
<th>Change</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>140,425</td>
<td>154,938</td>
<td>14,513</td>
<td>10.3%</td>
</tr>
</tbody>
</table>

### 2010 Population

<table>
<thead>
<tr>
<th>District 4 ZIP Codes</th>
<th>Under 18</th>
<th>18 to 64</th>
<th>65-plus</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>24,729</td>
<td>95,876</td>
<td>19,820</td>
</tr>
<tr>
<td></td>
<td>17.6%</td>
<td>68.3%</td>
<td>14.1%</td>
</tr>
</tbody>
</table>

### 2017 Population

<table>
<thead>
<tr>
<th>District 4 ZIP Codes</th>
<th>Under 18</th>
<th>18 to 64</th>
<th>65-plus</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>26,737</td>
<td>104,091</td>
<td>24,110</td>
</tr>
<tr>
<td></td>
<td>17.3%</td>
<td>67.2%</td>
<td>15.6%</td>
</tr>
</tbody>
</table>

2010 Data Source: 2010 Decennial Census  
2017 Data Source: 2017 American Community Survey
Single and Multi-Family Housing by Year Built

Source: CoStar Realty Information, Inc. (www.costar.com), local parcel, land use, and building data collected in Q1 2018
In-Migration to Denver County

<table>
<thead>
<tr>
<th>2017 Pop. Est.</th>
<th>669,390</th>
</tr>
</thead>
<tbody>
<tr>
<td>Did not move</td>
<td>528,575</td>
</tr>
<tr>
<td>Moved from w/i same county</td>
<td>62,854</td>
</tr>
<tr>
<td>Moved from other CO county</td>
<td>43,684</td>
</tr>
<tr>
<td>Moved from different state</td>
<td>29,887</td>
</tr>
<tr>
<td>Moved from abroad</td>
<td>4,390</td>
</tr>
</tbody>
</table>

In-Migration to District 4

<table>
<thead>
<tr>
<th>2017 Pop. Est.</th>
<th>153,042</th>
</tr>
</thead>
<tbody>
<tr>
<td>Did not move</td>
<td>114,794</td>
</tr>
<tr>
<td>Moved from w/i same county</td>
<td>16,092</td>
</tr>
<tr>
<td>Moved from other CO county</td>
<td>12,884</td>
</tr>
<tr>
<td>Moved from different state</td>
<td>7,835</td>
</tr>
<tr>
<td>Moved from abroad</td>
<td>1,437</td>
</tr>
</tbody>
</table>

Proportion of Dist. 4 Movers

<table>
<thead>
<tr>
<th></th>
<th>Moved from other CO county</th>
<th>Moved from different state</th>
<th>Moved from abroad</th>
<th>% of All Movers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 18</td>
<td>1,465</td>
<td>907</td>
<td>107</td>
<td>11.2%</td>
</tr>
<tr>
<td>18-64</td>
<td>10,642</td>
<td>6,751</td>
<td>1,282</td>
<td>84.3%</td>
</tr>
<tr>
<td>65+</td>
<td>777</td>
<td>177</td>
<td>48</td>
<td>4.5%</td>
</tr>
<tr>
<td>Total</td>
<td>12,884</td>
<td>7,835</td>
<td>1,437</td>
<td>100.0%</td>
</tr>
</tbody>
</table>
Housing Products in District 4

<table>
<thead>
<tr>
<th>Detached</th>
<th>Attached</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>Multifamily Small (2-19 units)</td>
</tr>
<tr>
<td>37,176</td>
<td>18,658</td>
</tr>
<tr>
<td>28,414</td>
<td>8,762</td>
</tr>
</tbody>
</table>

Total Units

- 2010: 72,822
- 2017: 75,456
- Change: 2,634
- % Change: 3.6%

Dist. 4 Population Change

- 2010: 140,425
- 2017: 154,938
- Change: 14,513
- Percent Change: 10.3%

Buildings constructed between 2014 and 2016

Data Sources: 2010 Decennial Census, 2017 ACS, Planimetrics, Mapbox
Housing Units in Dist. 4 – Year Built

Data Source: 2017 American Community Survey
DRCOG’S METRO VISION PLAN
Metro Vision’s origin story

• DRCOG has had a role in the region’s story for more than 60 years.

• Since 1955, leaders of the region’s cities, towns and counties have been coming together to plan for and work collaboratively toward a better region.
Like blots in a geographic Rorschach test, Front Range cities ooze toward one another.
Facing regional growth

Purpose: maintain and improve quality of life

Negative effects

- Increased traffic congestion
- Degraded air quality
- Loss of open space
- Demands on water supply
- Increased infrastructure costs
- Increased competition for funding

Quality of life at risk
• **1992:** Vision statement, principles, and policies
• **1995:** Scenario analysis and urban growth boundary targets
• **1997:** Adoption of first Metro Vision plan
• **2000:** Mile High Compact

Metro Vision is the **shared guiding vision** of the DRCOG Board of Directors *and* a set of outcomes, objectives and voluntary initiatives for our many partners to consider.

Metro Vision is **aspirational, long-range and regional** in focus – it should not be thought of as a policy document.

Implementation success is dependent on many partners, contributing through **different pathways and at different speeds**.
The built and natural environment supports healthy and active choices.
The region’s residents have expanded connections to health services.
All residents have access to a range of transportation, employment, commerce, housing, educational, cultural and recreational opportunities.
Diverse housing options meet the needs of residents of all ages, incomes and abilities.
EXAMPLE INITIATIVES AND PARTNERSHIPS
From plans to projects

DRCOG Metro Vision Plan
Shared vision for the future

20-year “vision” transportation system

20-year affordable transportation system

Near-term funded projects

Transportation Improvement Program (2018-2021 TIP)

2040 Fiscally Constrained Regional Transportation Plan

Air Quality Conformity Reg. Modeling

Project Development NEPA Studies
NEPA – National Environmental Policy Act (1970)

Construct Project
Not enough long-term funding

Metro Vision Needed System
$152.5 B
Transit, Roads, O&M, TDM, Bicycle & Pedestrian

Unfunded “Vision” Shortfall: $46.7 B

Funded projects and pools

Reasonably expected revenues through 2040: $105.8 B
Focus Areas for the 2020-2023 Transportation Improvement Program

• Improve mobility infrastructure and services for vulnerable populations
• Increase reliability of existing multimodal transportation network
• Improve transportation safety and security
Way to Go is focused on reducing traffic congestion and improving air quality by getting people out of single-occupant vehicles.

- carpooling and vanpooling
- biking and walking (Bike to Work Day)
- transit ridership
- alternate work schedules, including telework
- MyWayToGo trip planning and tracking platform
**Open data** allows city planners, researchers, analysts, consultants, and entrepreneurs to spend *more time answering questions and less time developing data.*
• DRCOG assumed control and management of Citizens’ Academy upon dissolution of the Transit Alliance.

• more than 800 graduates regionwide:
  • 26 hold elected office
  • more than 100 serve on appointed boards and commissions

• inaugural DRCOG class: fall 2018
THANK YOU!

Brad Calvert, Director
Regional Planning and Development
bcalvert@drcog.org
303-480-6839
Where do plans meet?

From Wasatch Front Range Council (Salt Lake City)