Growth Strategies
Growth Strategies to Consider

Baseline 2040 – Regional Forecast (for comparison)

Case Studies

A. Limit Development Throughout the City
B. Expand and Intensify the City Center
C. Focus Density and Investment in Multiple Urban Centers
D. Enhance Corridors and Grow Neighborhood Centers
E. Embrace Multiple Growth Strategies
Baseline 2040 – Regional Forecast

- Modeled regional growth forecast
- Moderate growth Downtown and in urban centers
- Continued growth in outer Denver areas
- Regional Growth = 1,369,521

2040 Denver Population

Development Intensity and Mix: Moderate
Housing Type Mix: Single family and multifamily
Transit Investment: Moderate

858,000
Limit Development Throughout the City: Boulder, CO

• Growth Strategy:
  – Limit population
  – Limit land supply
  – Limit building heights

• Lessons Learned:
  – Limited housing supply
  – Lack of affordable housing
  – 60,000 commuting in each day
Expand and Intensify the City Center: Vancouver, BC

Growth Strategy:
• Concentrate growth in downtown core
• Invest in transportation

Lessons Learned:
• Solar access
• Neighborhood amenities
• Creative mix of uses within buildings
• Reverse commute pattern created
Focus Density and Investment in Multiple Urban Centers: Los Angeles, California

Growth Strategy:
- Focus growth in multiple centers
- Invest in multi-modal transportation

Lessons Learned:
- Multiple centers mitigates some impacts of large population
- Difficult to retrofit transportation networks
- Creation of layered networks
Enhance Corridors and Grow Neighborhood Centers: Portland, OR

Growth Strategy:
• Revitalize commercial corridors
• Continued regional and local transit investment
• Strong emphasis on bike network

Lessons Learned:
• Smaller-scaled developments are easier to facilitate
• Neighborhood tensions along corridors
• Strong regional collaboration
Embrace Multiple Growth Strategies: Chicago, IL

Growth Strategy:
• Growing is a goal to fund infrastructure and neighborhood reinvestment
• Invest in multiple layers of transit

Lessons Learned:
• Parking management
• Acceptance of congestion
• Access to amenities
• Retain neighborhood character while growing
### Case Study Scenarios Summary

<table>
<thead>
<tr>
<th>Comparison to Baseline 2040</th>
<th>Scenario A: Limited Development</th>
<th>Scenario B: Expand City Center</th>
<th>Scenario C: Multiple Urban Centers</th>
<th>Scenario D: Corridors and N’Hood Centers</th>
<th>Scenario E: Embrace Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>VMT per capita</td>
<td>3,958 mi</td>
<td>4.2%</td>
<td>-4.3%</td>
<td>-2.4%</td>
<td>-5.3%</td>
</tr>
<tr>
<td>Energy per capita</td>
<td>47.3 mil Btu</td>
<td>2.9%</td>
<td>-3.4%</td>
<td>-2.6%</td>
<td>-1.1%</td>
</tr>
<tr>
<td>Water per capita</td>
<td>26,423</td>
<td>8.9%</td>
<td>-2.7%</td>
<td>-2.4%</td>
<td>-1.0%</td>
</tr>
<tr>
<td>GHG per capita</td>
<td>7.1 metric tons</td>
<td>3.1%</td>
<td>-3.4%</td>
<td>-2.3%</td>
<td>-1.2%</td>
</tr>
<tr>
<td>HH costs per HH</td>
<td>$10,100</td>
<td>16.8%</td>
<td>-15.8%</td>
<td>-9.9%</td>
<td>-5.9%</td>
</tr>
</tbody>
</table>
## Case Study Scenarios

### Best – Embrace Multiple Growth Strategies

<table>
<thead>
<tr>
<th>Metric</th>
<th>Baseline Description</th>
<th>Current Description</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>VEHICLE MILES TRAVELED</strong></td>
<td>Annual per capita</td>
<td>3,750 miles</td>
<td><strong>5.3% below Baseline</strong></td>
</tr>
<tr>
<td><strong>ENERGY USE</strong></td>
<td>Residential and commercial per capita</td>
<td>44.3 million Btu</td>
<td><strong>6.3% below Baseline</strong></td>
</tr>
<tr>
<td><strong>WATER USE</strong></td>
<td>Residential and commercial per capita</td>
<td>25,000 gallons</td>
<td><strong>5.2% below Baseline</strong></td>
</tr>
<tr>
<td><strong>GREENHOUSE GASES</strong></td>
<td>Per capita from cars and buildings</td>
<td>6.7 metric tons</td>
<td><strong>5.9% below Baseline</strong></td>
</tr>
<tr>
<td><strong>HOUSEHOLD COSTS</strong></td>
<td>Driving and utility costs per new household</td>
<td>$8,200</td>
<td><strong>19% below Baseline</strong></td>
</tr>
</tbody>
</table>

### Worst – Limit Development Throughout the City

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<th>Current Description</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>VEHICLE MILES TRAVELED</strong></td>
<td>Annual per capita</td>
<td>4,120 miles</td>
<td><strong>4.2% over Baseline</strong></td>
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<tr>
<td><strong>ENERGY USE</strong></td>
<td>Residential and commercial per capita</td>
<td>48.6 million Btu</td>
<td><strong>2.9% over Baseline</strong></td>
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<td><strong>WATER USE</strong></td>
<td>Residential and commercial per capita</td>
<td>28,800 gallons</td>
<td><strong>8.9% over Baseline</strong></td>
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<tr>
<td><strong>GREENHOUSE GASES</strong></td>
<td>Per capita from cars and buildings</td>
<td>7.3 metric tons</td>
<td><strong>3.1% over Baseline</strong></td>
</tr>
<tr>
<td><strong>HOUSEHOLD COSTS</strong></td>
<td>Driving and utility costs per new household</td>
<td>$11,800</td>
<td><strong>17% over Baseline</strong></td>
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