

# Mass Transit and Prosperity

## Regional Context and the View from Aurora

Rocky Mountain Land Use Institute  
2015 Annual Conference  
Denver, CO

Presented by: John Fernandez [jfernand@auroragov.org](mailto:jfernand@auroragov.org) 303-739-7269

# FasTracks: System Basics and Status

- Light Rail
- Commuter Rail
- BRT
- 57 New Stations
- 2015: Peak Year Construction
- 2016 & 2018: More Lines Open
- Unresolved: NW Rail Line
- \$5.3 Billion to Date
- \$7.8 Billion at Completion
- 13,000 Direct Fulltime Jobs Since 2005

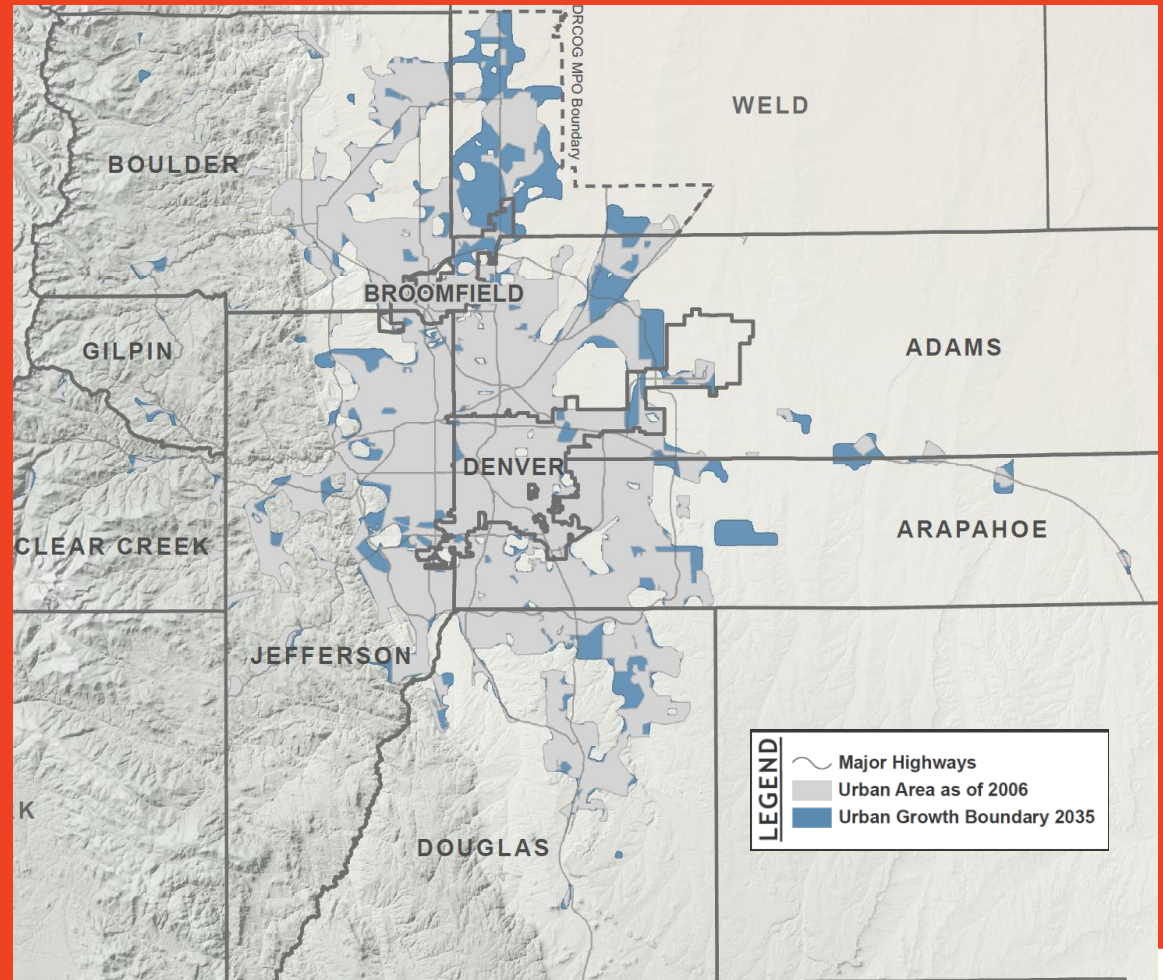


# Getting to FasTracks

- 1950: Last Electric Streetcar Runs in Denver
- 1964: Last Military Train Runs in Aurora
- 1969: RTD Created by State Legislature
- 1973: 0.5% Sales Tax OK'd for 93 Miles of PRT
- 1978: "Grid System" Implemented
- 1980: Initiative Creates Elected RTD Board  
LRT/Sales Tax Referendum Defeated
- 1994: 5.3 Mile Metro Area Connection Opens
- 1997: Guide the Ride Fails
- 2002: 1.8 Mile Platte Valley Corridor Opens
- 2004: FasTracks Approved
- 2006: 19.6 Mile SE Corridor (TREX) Opens
- 2013: West Rail Line Opens
- 2014: Denver Union Station Concourse/Free MetroRide Open

# Regional Context: Control of Sprawl

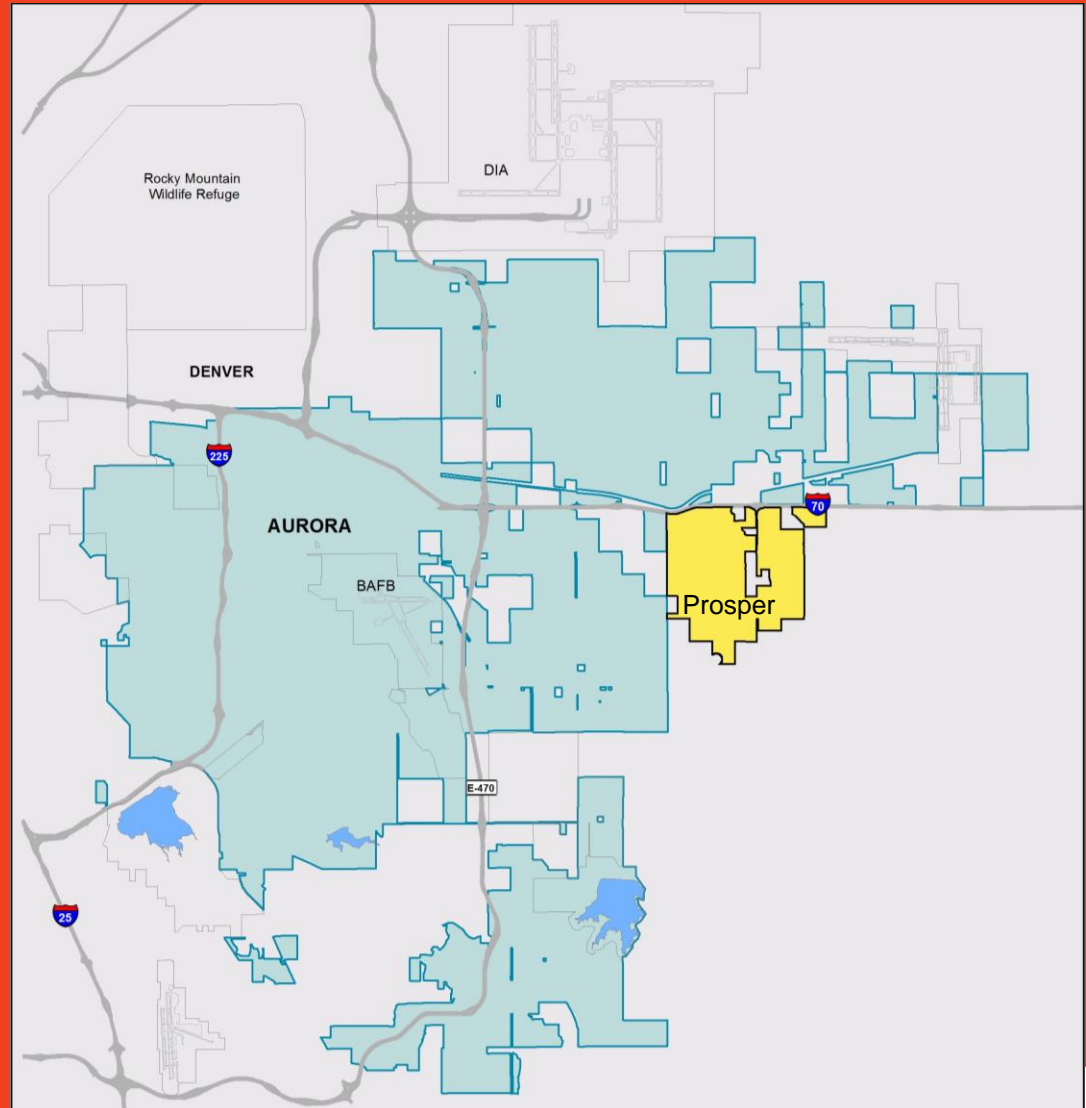
- Metro Vision 2020, 2035, 2040...
- Urban Growth Boundary/Area
- Growth Allocations
- Urban Centers
- TIP Criteria



# Regional Context: Control of Sprawl

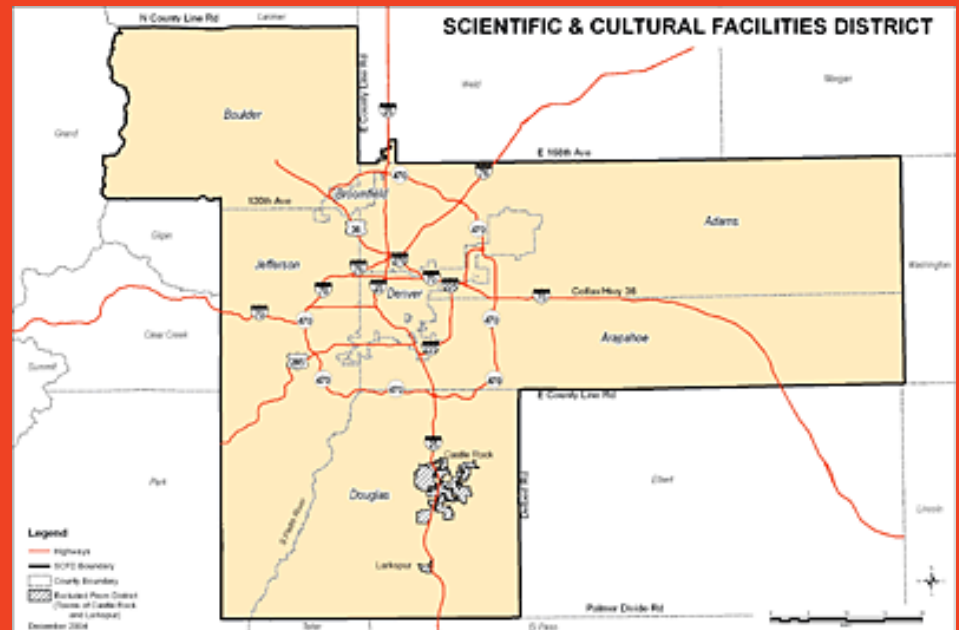
Current Issue: Prosper –  
Proposed Development in  
Unincorporated  
Arapahoe County

Prosper  
5130 acres  
8 sq. miles



## Regional Context: Precedents for Cooperation

- DRCOG
  - Metro Vision – “Voluntary”
  - Mile High Compact – Contractual
- Urban Drainage and Flood Control District
- Metro Wastewater Reclamation District
- Scientific and Cultural Facilities District
- Denver Metro MLB District
- Metro Mayors’ Caucus
- Metro EDC

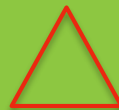


# Growth Happens

	POPULATION	
	<u>2014</u>	<u>2035</u>
Region	3,002,629	3,941,683
Aurora	343,953	483,235
State	5,355,866	7,352,327

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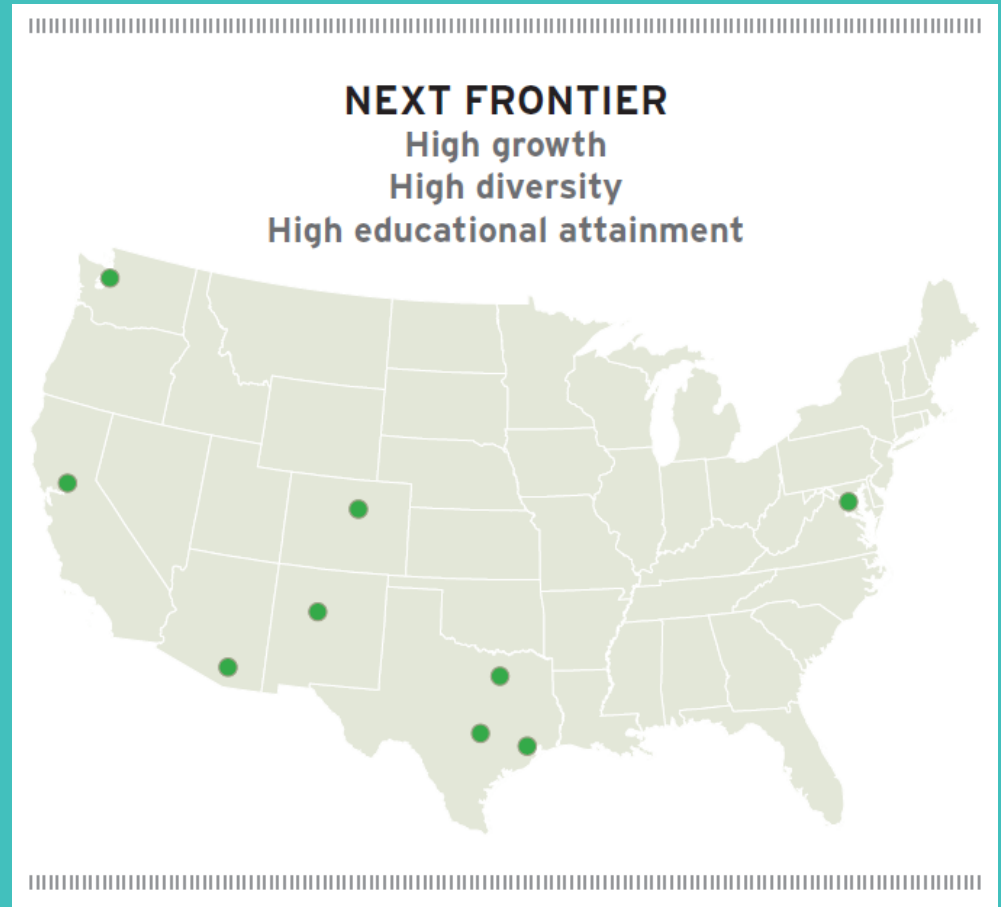
= 939,054 = 47,000/year



# Growth Happens

## Factors

- In-Migration
- Immigration
- Natural Growth
- Quality of Life
- Convergence:  
Millenials, Boomers



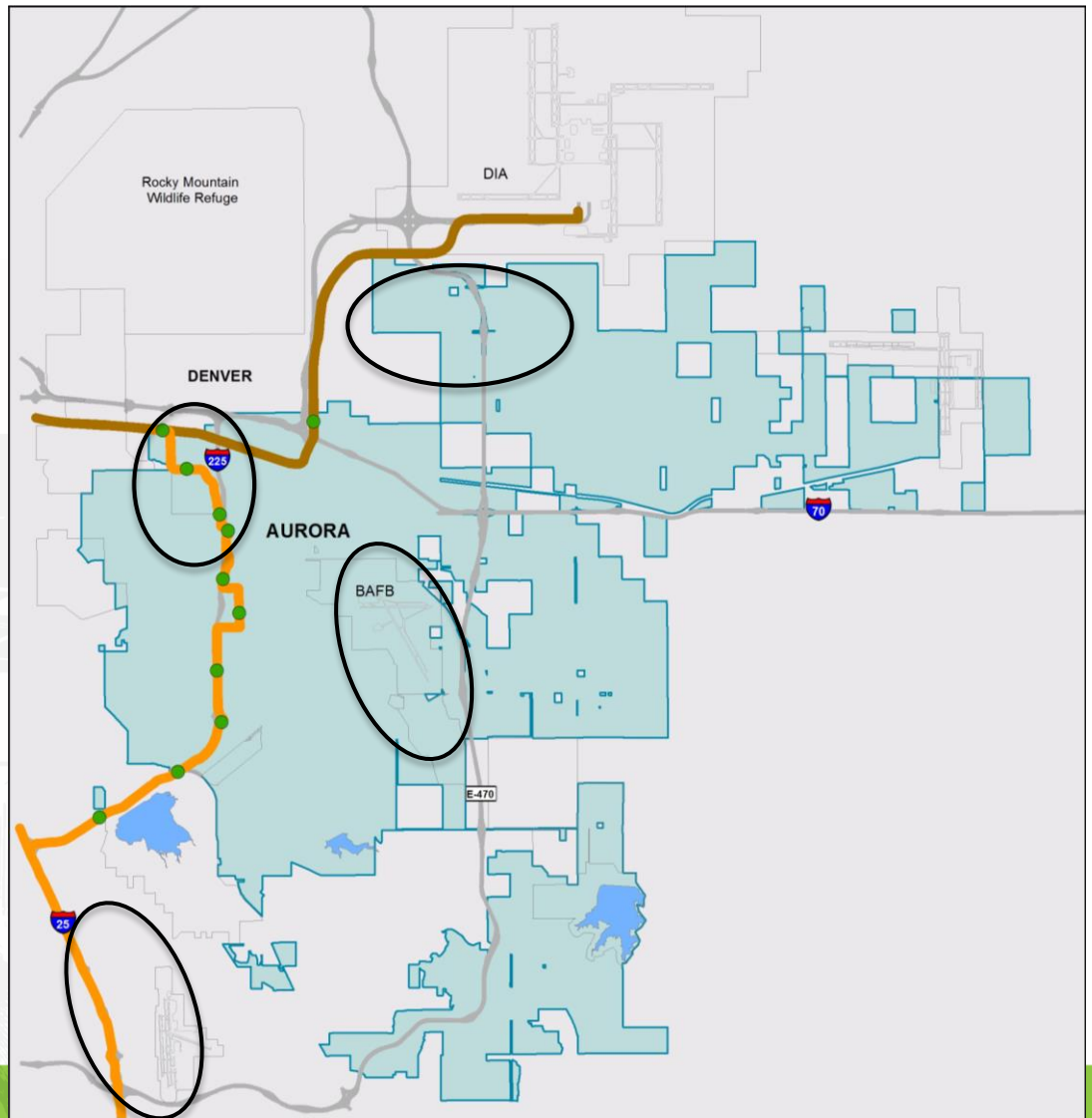
## Pattern (per Metro Vision)

- 10% Densification
- 50/75 Goal

...the coming demographic divide between an aging, predominantly white population and a youthful, predominantly minority population who will have to take care of them...\*

# Opportunities for Aurora

10 LRT Stations  
2 CRT Stations  
Colfax BRT

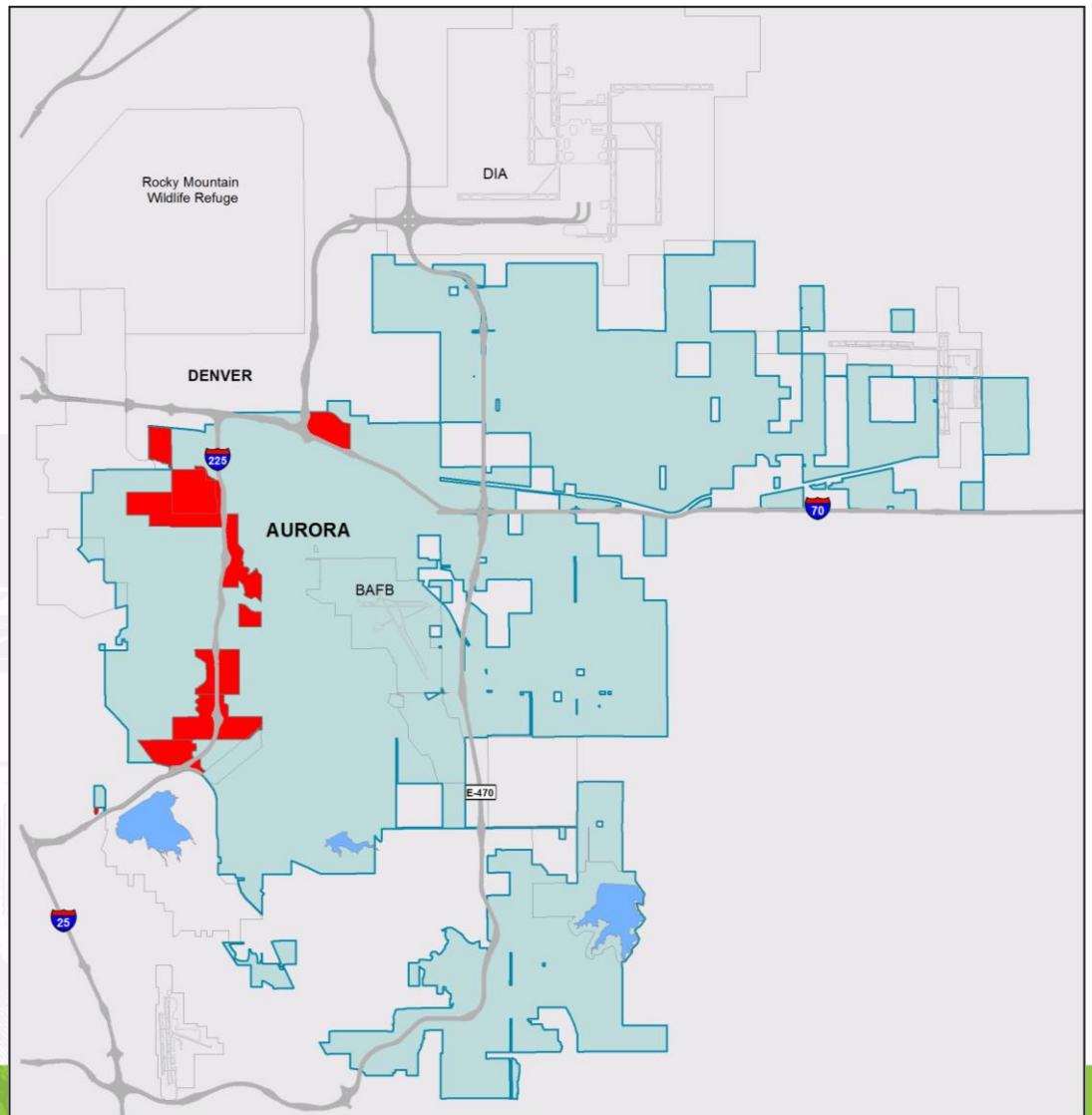


Major Employment Areas

# Opportunities for Aurora

29,293 DU's

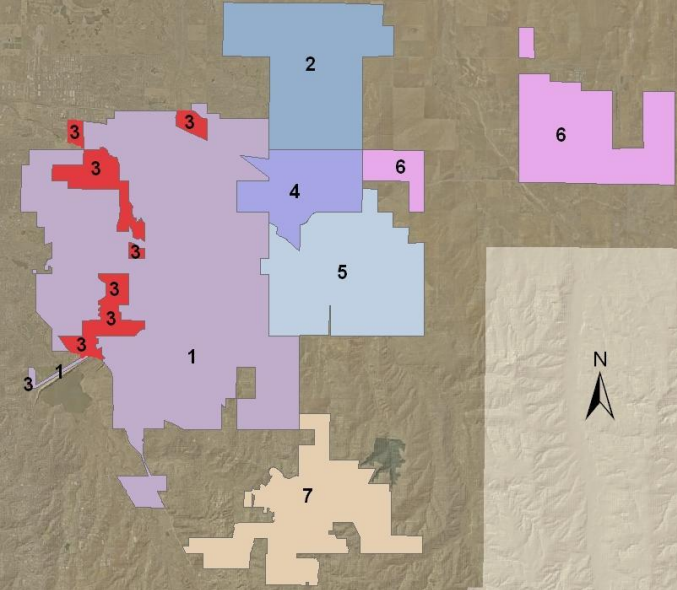
151,998 Jobs



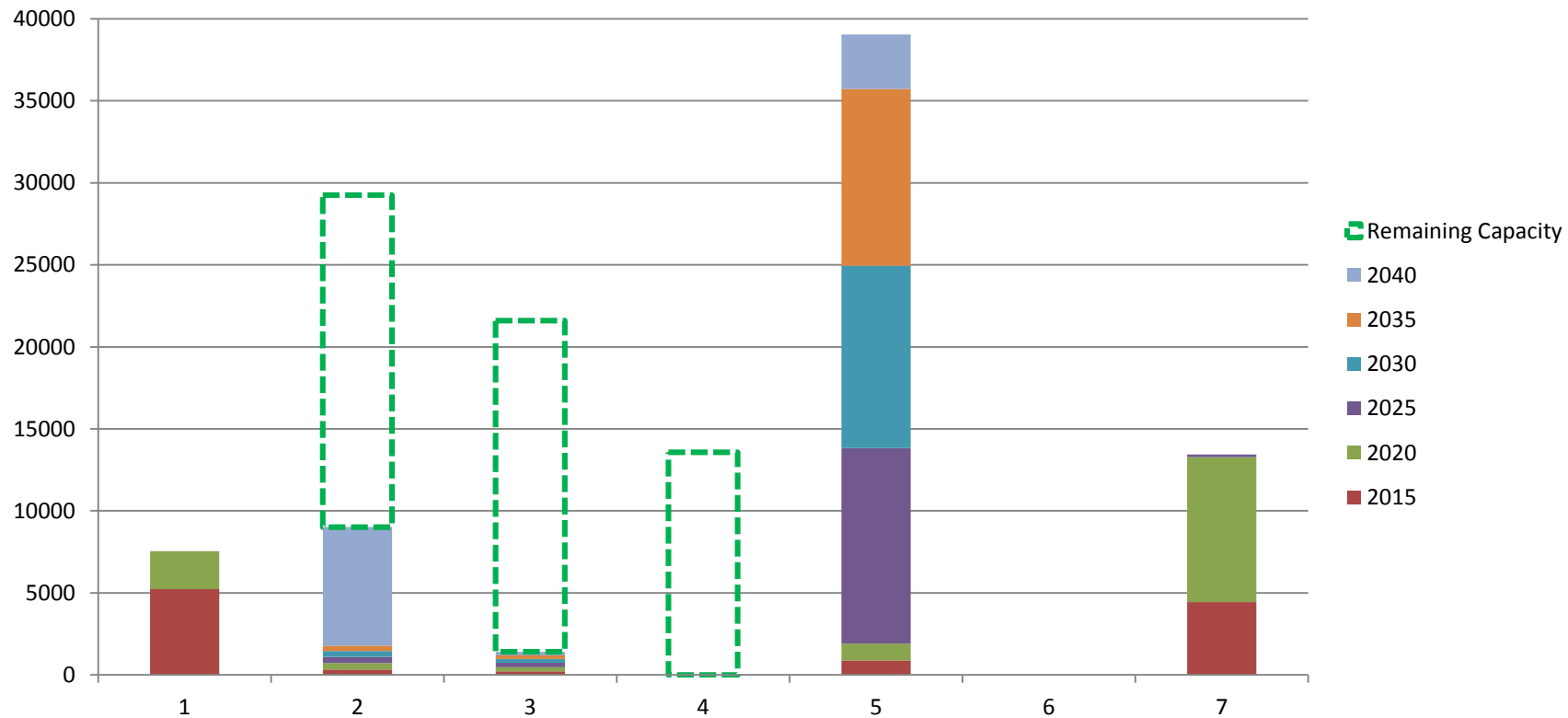
TOD Areas

# Opportunities for Aurora

## Shaping Pattern of Growth

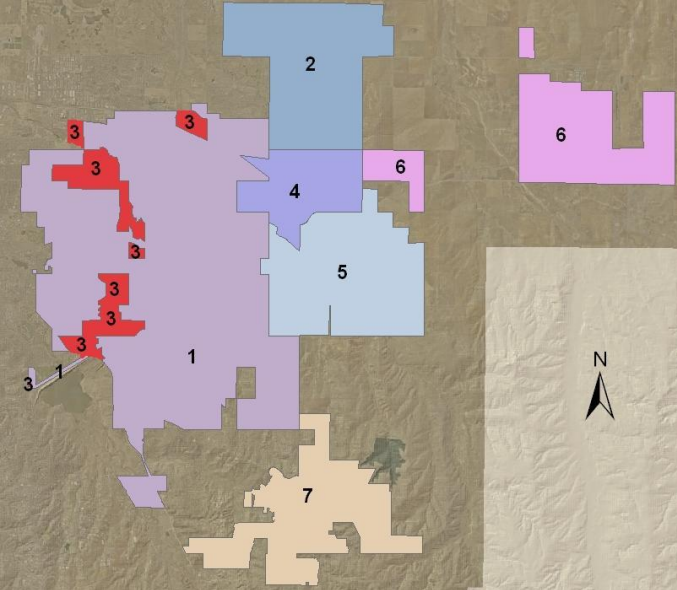


**DU Growth By Subarea**  
**COA Projection - Existing Trend**

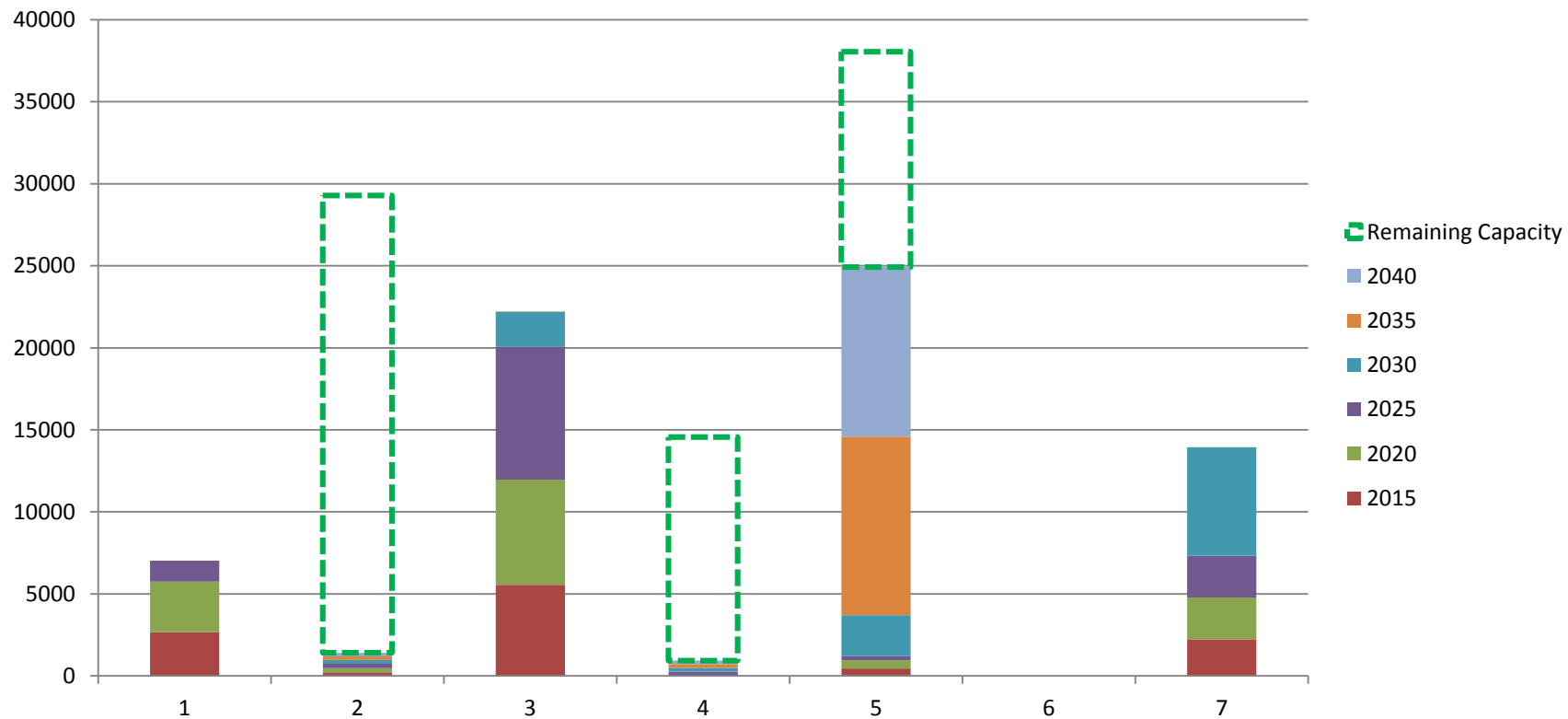


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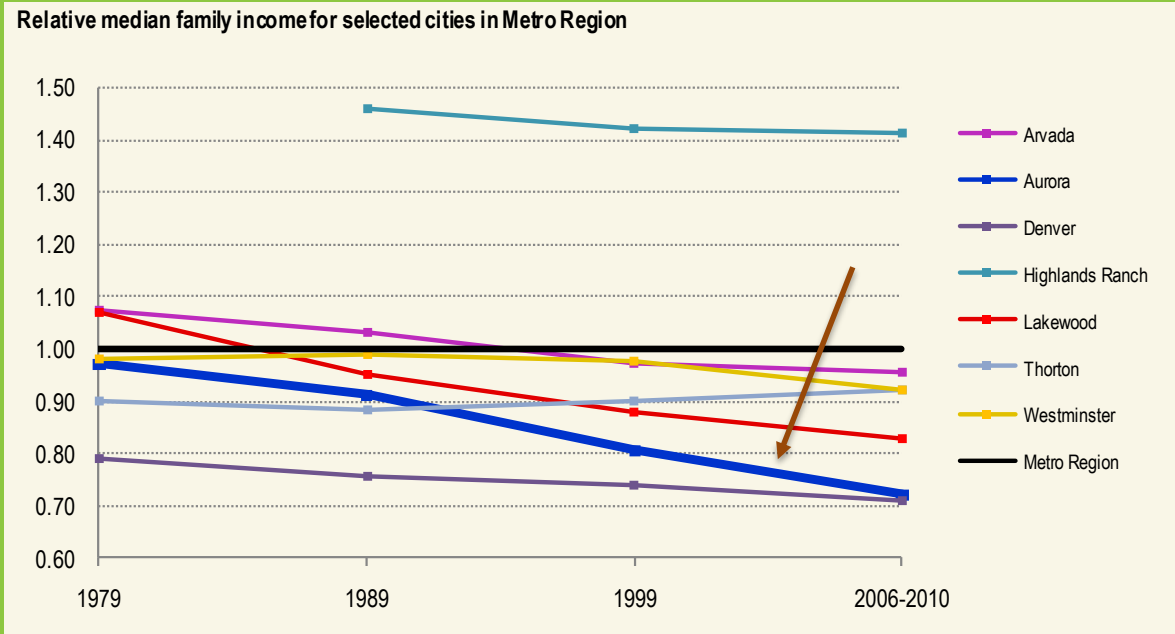
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**COA Projection - Metro Vision**



# Opportunities for Aurora

Attracting Young Professionals  
Providing Housing Choices  
(Some) Gentrification

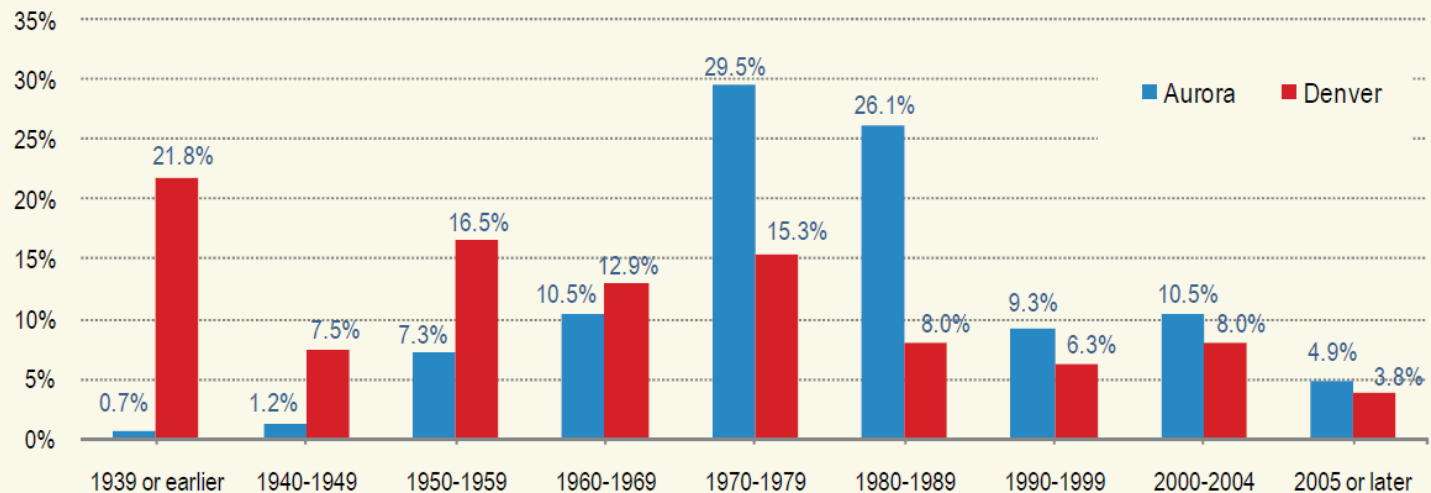
Declining Incomes



# Opportunities for Aurora

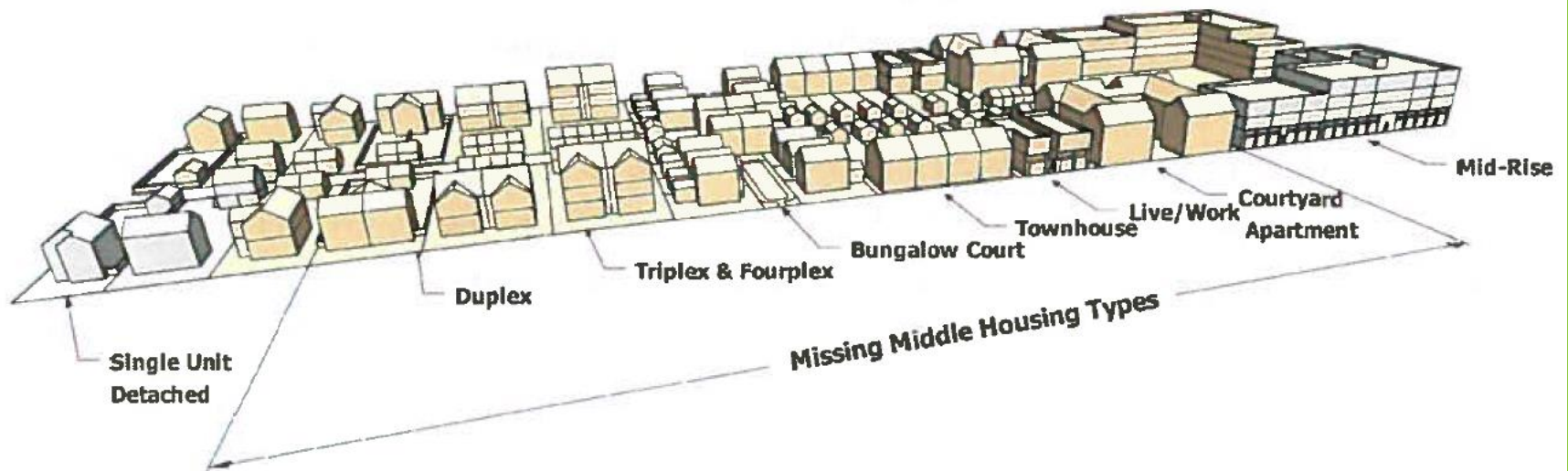
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Figure 47  
Year Housing Structures Built in Aurora and Denver (2006-2010 ACS)



# Opportunities for Aurora

Attracting Young Professionals  
Providing Housing Choices  
(Some) Gentrification





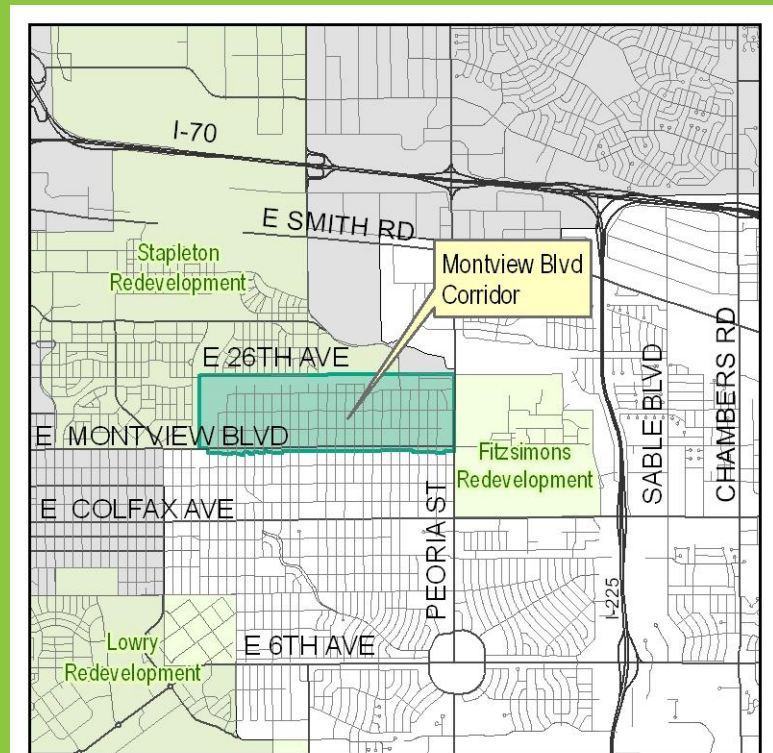
# Opportunities for Aurora

## Case Study: Northwest Aurora

City Growth (2000-2010): +17.6%  
NW Aurora (2000-2010): -11.3% } Why?

### Findings:

- Vacancy Rates: Way Up
- Housing Tenure: Gone Rental
- PPH: Way Down
- Lost Ethnic Cohort



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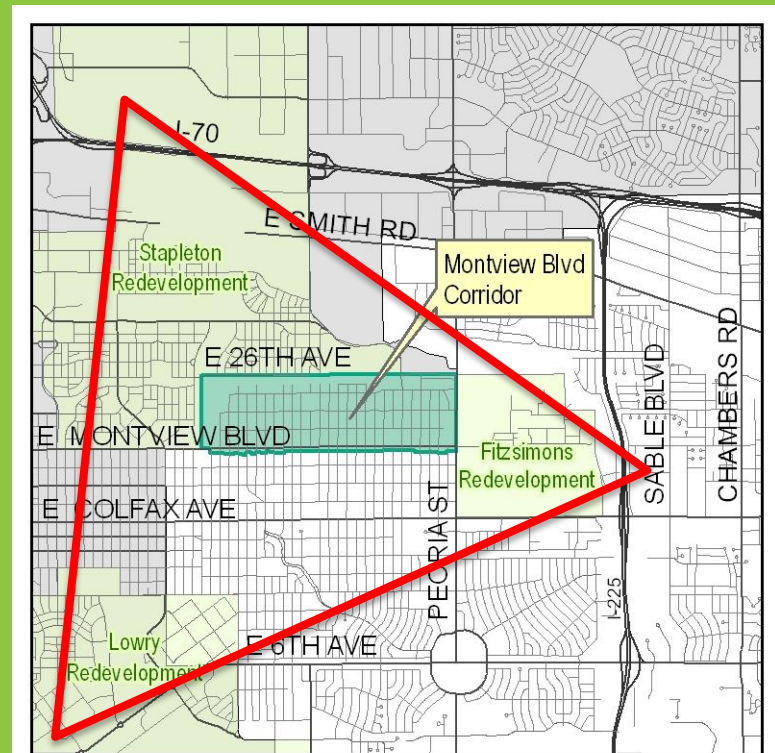
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Conclusion: Pre-Gentrification

Opportunity Triangle



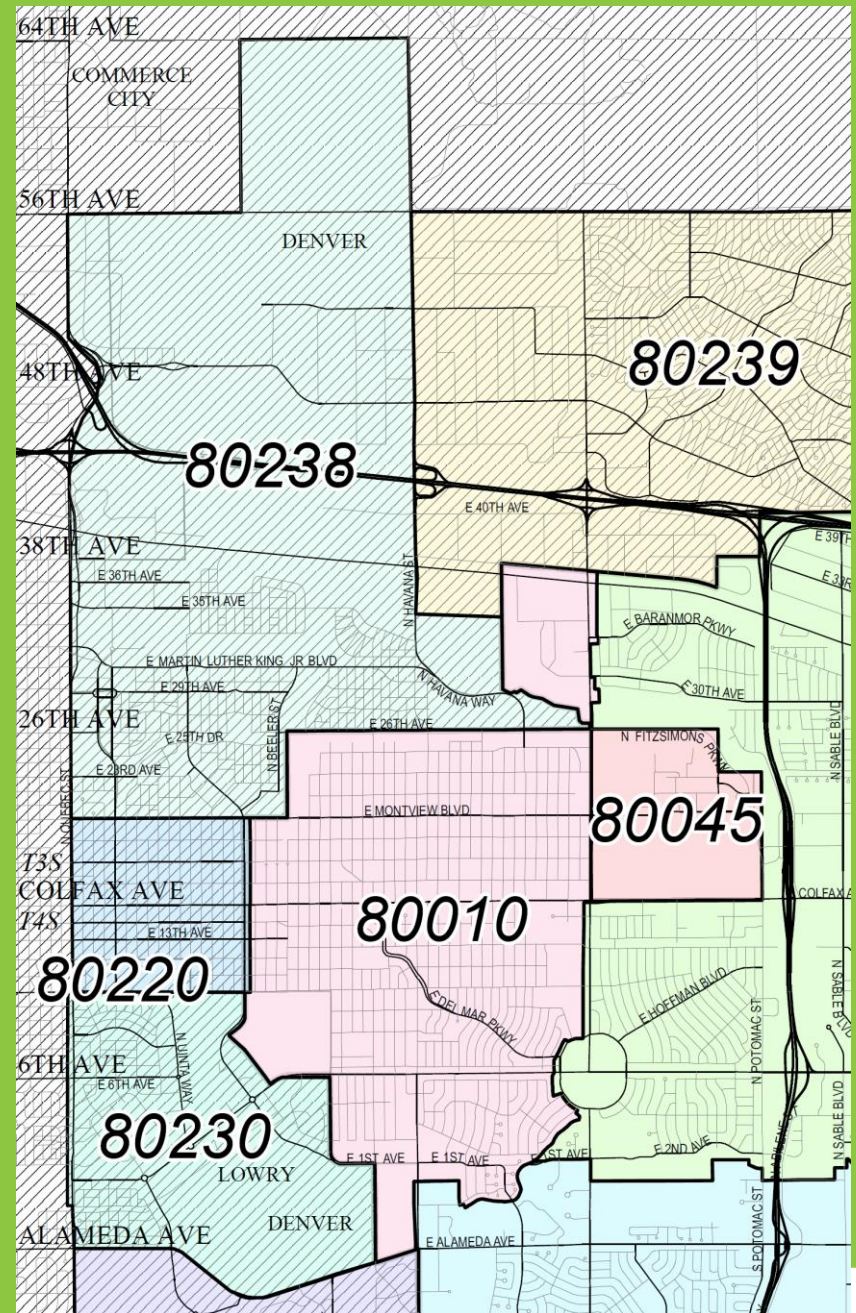
# Opportunities for Aurora

## Case Study: ZIP Code Comparison

- Median HH Income
- Unemployment Rate
- Average Commute Time
- Median Rent
- Median House Worth
- High School Graduation Rate
- Families Below Poverty Line

80238 – 99<sup>th</sup> Percentile

80010 -- 6<sup>th</sup> Percentile



# Questions

