



# Peer Region Tour 2024 Denver, CO



## Day 1: Thursday, June 27, 2024

9:00 AM

### Denver Regional Council of Government Office (1001 17<sup>th</sup> Street, #700)

Welcome to Denver, with breakfast and coffee. DRCOG will provide an overview of transportation and housing the region.

- *Doug Rex, Executive Director, DRCOG*

Discussion on DRCOG's Regional Housing Needs Assessment (RHNA), plans for regional housing strategy, affordable housing and how redlining and government policies have shaped housing outcomes in the Denver region.

- *Andy Taylor, Manager, Regional Planning and Analytics*
- *George Thorn, President & Founder, Mile High Development*

### Capitol Square Apartments

A walking tour through Capitol Square Apartments, an affordable housing development located in downtown Denver, blocks away from the Colorado State Capitol.

- *George Thorn, President & Founder, Mile High Development*

### Colorado Department of Transportation HQ (Lunch)

Hear from CDOT leaders on the state's tolling projects, express lanes, and toll revenue.

- *Piper Darlington, Director, Colorado Transportation Investment Office, CDOT*

### Belmar/City of Lakewood

Learn about this history of Belmar and how this site was redeveloped from a failed 100-acre 1960's indoor shopping mall, to a vibrant urban village.

- *Ben Goldstein, Deputy City Manager, City of Lakewood*
- *Travis Parker, Planning Director, City of Lakewood*



### Loretto Heights

Loretto Heights was once home to Loretto Heights College, Colorado Heights University, and Teikyp University Group. Now, the 72-acre campus is being transformed to a mixed-use cultural hub.

- *Mark Witkiewicz, Principal, Westside Investment Partners*



**Dinner 5:00 pm – 9 pm**

Dinner at the Brown Palace Hotel. Join fellow attendees with special guests from DRCOG and presenters from the tour. Arrive by 5:00 pm for a cocktail hour, with food and a short program beginning at 6:15 pm. We'll hear from special guests, including a presentation on the "FasTracks Yes!" campaign, for passage of sales tax increase to finance the nation's largest expansion of one city's mass transit system.

- *Mike Johnston, Mayor of Denver*
- *Rosanna Herber, SMUD Director, Ward 4*
- *Maria Garcia Berry, Founder, CRL Associates*

DINNER GENEROUSLY  
SPONSORED BY:



**Day 2: Friday, June 28, 2024**

**8:30 am Meet in the lobby of the hotel with all bags and belongings. Group will walk to DRCOG office.**

#### **DRCOG Office**

(1001 17<sup>th</sup> Street, #700)

Presentation from DRCOG and Regional Transit District (RTD) on bus rapid transit and redevelopment of Colfax. Coffee and breakfast will be provided.

- *Jacob Riger, Multimodal Transportation Planning Manager, DRCOG*
- *Doug Monroe, Manager of Corridor Planning, RTD*

#### **Sun Valley and Steam on the Platte**

Explore the Sun Valley neighborhood and Steam on the Platte, a mixed-use development located in a historically industrial neighborhood, there has been significant reinvestment and revitalization of the neighborhood.

- *Susan Powers, President, Urban Ventures*
- *Norrie Boyd, Deputy Chief Real Estate Investment Officer*
- *Jennie Rodgers, VP, Rocky Mountain and Tribal Nations & Rural Communities Markets, Enterprise Community Partners*

#### **Colfax BRT Corridor**

Drive through Colfax BRT route and see the redevelopment discussed earlier in the day.

- *David Krutsinger, Transit Director, City and County of Denver*
- *Jacob Riger, Multimodal Transportation Planning Manager, DRCOG*

#### **Lowry Redevelopment**

Explore the redevelopment of the former Lowry Air Force Base into a master planned community.

- *Flo Raitano, Director of Partnership Development and Innovation, DRCOG*





### **Lunch at the Lowry Beer Garden.**

#### **Wings Over The Rockies Air & Space Museum**

Stop at the Lowry Aerospace Museum, attendees will have an opportunity to explore the exhibits after lunch.

#### **Central Park**

Central Park, formerly known as Stapleton, is one of the largest infill redevelopment projects in the country. What used to be the site of an airport, the city of Denver has transformed 7.5 square miles of runways, concourses and terminals into a bustling new community.

- *Heidi Majerik, Vice President of Community Development, Southern Land Company*

### **Mosaic Community Campus and Fitzsimons General Hospital Campus**

Mosaic Community Campus is a former college campus that has been transformed to a thriving community with housing, learning, and work opportunities all within walking distance of each other. We will also drive by the Fitzsimons General Hospital Campus, a huge network of medical facilities on the way to the airport.

- *Flo Raitano, Director of Partnership Development and Innovation, DRCOG*

**4:30 pm Arrive at Denver International Airport for 6:30 pm flight back to Sacramento.**





Many of the locally identified Green Zones in the Sacramento Region are similar in area to projects toured in Denver. This list is only the Green Zones that are 50-150 acres.

**Other comparables:**

- Sunrise Mall site: 100 acres
- Bridge District West  
Sacramento: 188 acres
- Crocker Village Sacramento  
72 acres
- McClellan 3,000 acres
- Mather 3,000 acres


Jurisdiction	Green Zone Name	Acres
City of Auburn	Domes, Fulweiler, Nevada St	50.6
City of Woodland	East St from Lemen Ave to E. Beamer	58.8
City of Winters	Downtown Winters & Grant Ave	74.4
City of Marysville	Medical Arts District	76.2
City of Live Oak	Broadway	81.3
City of Wheatland	Historic Front Street Community Zone	86.2
City of Woodland	East St from Main St to Gum Ave	88.8
City of Live Oak	Larkin Rd	91.5
City of Elk Grove	Big Horn Corridor North	94.1
City of Woodland	Main St from West St to CRg8	95.8
City of Sacramento	Stockton Blvd.	96.6
City of Davis	University Research Park	101.5
City of Elk Grove	Elk Grove-Florin South	102.4
City of Elk Grove	Old Town	103.2
City of Marysville	Downtown District	113.6
City of Placerville	Broadway Corridor	114.3
City of Elk Grove	Elk Grove-Florin North	118.3
City of Roseville	Douglas-Harding Specific Plan	121.3
City of Woodland	East St from Gum Ave to CF Mall	127.1
City of Elk Grove	Calvine/Elk Grove-Florin	128.3
City of Sacramento	Broadway	128.8
City of Elk Grove	Elk Grove Boulevard East	129.8
City of Marysville	Lake District	130.2
City of Elk Grove	Laguna Crossroads	130.8
City of Elk Grove	Sheldon Farms	132.4
City of Roseville	Atlantic Street Specific Plan	150.9
City of Davis	Downtown Davis	150.9

The Denver region's population is larger than the Sacramento region and has sustained a high growth rate from 2010-2020. Both regions have seen an increase in population growth compared to the national average, Denver has seen double the amount of growth since 2010 compared to the national average.

Key Demographics	Sacramento Region	Denver Region
2023 Total Population <sup>1</sup>	2,593,277	3,417,194
2010-2020 Growth Rate	12%	17%
2020-2023 Growth Rate	2%	3%
2010-2020 Population: Compound Annual Growth Rate	1.10%	1.57%
2020-2023 Population: Compound Annual Growth Rate	0.66%	1.03%
2010-2020 Population: Compound Annual Growth Rate (Index)	155	221
2020-2023 Population: Compound Annual Growth Rate (Index)	118	184
2010-2020 Population: Compound Annual Growth Rate	1.10%	1.57%

Denver and Sacramento regions have a similar percentage of Hispanic/Latino populations; however, Sacramento has a more diverse mix, including a much larger Asian population.

Race and Ethnicity 2023	Sacramento Region	Denver Region
Hispanic Population (%)	23.72%	23.22%
Non-Hispanic Population (%)	76.28%	76.78%
White Non-Hispanic Population (%)	46.86%	62.26%
Black/African American Non-Hispanic Population (%)	6.64%	5.04%
American Indian/Alaska Native Non-Hispanic Population (%)	0.53%	0.45%
Asian Non-Hispanic Population (%)	15.71%	4.87%
Hawaiian Native/Pacific Islander Non-Hispanic Population (%)	0.84%	0.17%
Other Race Non-Hispanic Population (%)	0.61%	0.51%
Multiple Races Non-Hispanic Population (%)	6.64%	4.67%




Both regions have a similar population age with the Sacramento region representing a slightly older population.

Age 2023	Sacramento Region	Denver Region
Ages less than 18 (%)	23.92%	24.01%
Ages 18 to 64 (%)	60.85%	62.32%

Sacramento region has a higher percentage of adults with a high school and associates degree but has a lower percentage of population of adults with a bachelor's degree or higher than the Denver region.

Educational Attainment (Aged 25+) 2023	Sacramento Region	Denver Region
Population Age 25+: Less than 9th Grade (%)	5%	3%
Population Age 25+: 9th - 12th Grade no diploma(%)	5%	4%
Population Age 25+: GED/Alternative Credential (%)	3%	3%
Population Age 25+: High School Diploma (%)	19%	15%
Population Age 25+: Some College/ No Degree (%)	21%	16%
Population Age 25+: Associate's Degree (%)	11%	8%
Population Age 25+: Bachelor's Degree or Higher (%)	36%	51%





The Sacramento and Denver regions are comparable in the percentage of major industries that make up each. Denver does stand out with a higher percentage in the Professional, Business, Real Estate & Management sectors, while Sacramento stands out with a higher percentage in public administration.

Major Industries	Sacramento Region	Denver Region
Educational Services (%)	8.97%	8.36%
Health Care/Social Assistance (%)	13.93%	11.92%
Finance/Insurance (%)	4.49%	5.86%
Public Administration (%)	9.89%	4.09%
Leisure & Hospitality (%)	8.79%	8.19%
Information (%)	1.72%	2.92%
Manufacturing (%)	5.83%	7.15%
Construction, Oil, Gas & Mining (%)	7.59%	8.19%
Other Services (excl Public Administration) (%)	4.43%	4.96%
Professional, Business, Real Estate & Management (%)	14.82%	20.55%
Trade, Transportation and Utilities (%)	18.23%	17.41%
Agriculture/Forestry/Fishing/Hunting (%)	1.34%	0.40%
Employed Civilian Population Age 16+ by Industry Base	1,199,446	1,900,172

The Sacramento region has a higher unemployment rate than the Denver region.

Employment	Sacramento Region	Denver Region
Unemployment Rate	4.8%	2.6%
Civilian Population Age 16+ in Labor Force	1,260,566	1,950,385

The Denver region single family home values are slightly higher than the Sacramento region, but when comparing all types of home values, they are relatively similar. The regions have also experienced similar value growth over the last two decades.

Single Family Home Value	Sacramento Region	Denver Region
2010	\$198,946	\$258,108
2015	\$270,029	339,530
2020	\$386,208	491,540
2024	\$511,966	646,912
All types Home Values	Sacramento Region	Denver Region
2021 Median Home Value	\$430,641	\$450,728
2023 Median Home Value	\$557,477	\$566,375

Growth Increase in Home Value	Sacramento County	Denver County
2010-2015	36%	32%
2015-2020	43%	45%
2020-2024	33%	32%

Housing Units	Sacramento Region	Denver Region
2023 Total Housing Units	985,467	1,432,879
2010-2020 Housing Units: Compound Annual Growth Rate	0.68%	1.45%
2020-2023 Housing Units: Compound Annual Growth Rate	0.81%	1.30%
2023-2028 Housing Units: Compound Annual Growth Rate	0.41%	0.82%
2023 Total Vacant Housing Units	51,361	81,894
2010-2020 Vacant Housing Units: Compound Annual Growth Rate	-3.64%	0.31%
2020-2023 Vacant Housing Units: Compound Annual Growth Rate	6.19%	12.32%
2023-2028 Vacant Housing Units: Compound Annual Growth Rate	0.23%	0.87%



Both the Sacramento and Denver regions have higher median incomes than the national average, with Denver having a higher household income. Sacramento region renters and homeowners are using more of their income on housing than Denver renters and homeowners.

Housing	Sacramento Region	Denver Region
2023 Median Household Income	\$86,426	\$95,606
2023 Median Household Income (Index)	119	132
2023 Renter Occupied Housing Units (%)	37.91%	36.07%
2023 Owner Occupied Housing Units (%)	62.09%	63.93%
2021 HHs w/Gross Rent 35-39.9% of Household Income (%)	6.71%	6.75%
2021 HHs w/Gross Rent 40-49.9% of Household Income (%)	9.66%	9.22%
2021 HHs w/Gross Rent 50% + of Household Income (%)	25.39%	23.90%
2021 Owner Households with a Mortgage (%)	70.29%	74.03%
2023 Percent of Income for Mortgage	38.8%	35.6%
2021 HHs w/Mortgage: Monthly Owner Costs 35-39.9% of HH Income (%)	3.81%	3.41%
2021 HHs w/Mortgage: Monthly Owner Costs 40-49.9% of HH Income (%)	4.57%	4.00%
2021 HHs w/Mortgage: Monthly Owner Costs 50%+ of HH Income (%)	8.71%	7.14%

